THE CITY & COVNTRY Purchaser & Builder.

Composed by S. P. Gent.

Plato.
Non nobis soli nati Sumus.

LONDON.

THE

CITY &

COUNTRY

TO THE
RIGHT HONORABLE,
Sir *Orlando Bridgman*, Knight
and Baronet, Lord Keeper of His Majesties Great Seal of *England*, and Lord Chief Justice of His Majesties Court of *Common Pleas*.

Sir *John Keyling* Knight,
Lord Chief Justice of *England*.

Sir *Matthew Hales* Knight,
Lord Chief Baron of His Majesties Exchequer;

And to the rest of the Justices and Barons appointed by
ACT of PARLIAMENT
For Determination
Of Differences touching Houses burnt down, or demolished by reason of the late Fire in *LONDON*.

May it please your Honors,

THe *truely merited Reputation by your Honors equal ballancing the Scales of Justice, hath, and is the daily cause of so many Petitioners to you for the*

same, especially in the late wisely-erected Court of Judicature, wherein your Honors by your quick and delighted equitable dispatch of such Differences as have come before you, hath sufficiently testified your undoubted Loyalty to our Sovereign Lord the KING, *and Amity to his People, and the Encouragement of such things which doth in any wise tend to his honor, and their welfare. Some noble Citizens having scarcely recovered their Fiery Consumption, have seem'd more concern'd for your Honors trouble and loss of time in Regulating their Differences, than at their own Losses; wishing they might have any Rule thereby to decide the same, so that they might not be constrained to trouble You, who think it no trouble to do good: I conceiving there might be some Rule prescribed, whereby many of their Differences as to point of Interest, might be determined by themselves, and a Direction shewed how to Compute the Charge of any City Building, did forthwith consult with some better approved Judgements than my own about the same; who did agree that such a thing being done, would much encourage the City Builders, and tend to the speedy Rebuilding the same; but moving them to be the Authours of this intended good Work, assuring them of my mean Assistance in furtherance of the same: Which not succeeding*

according to my desire, and having, as I humbly conceive, some knowledge in this kinde, which I apprehended in this conjuncture and exegence of time, to be very beneficial to be communicated to my Native Countrey, and this desolate City, did not think fit at such a time wholly to suppress the same.

To present to your Honor a thing of so mean worth, is an act (I confess) of great presumption, yet in regard Books which do but pretend usefulness to the Publique, have ordinarily addressed themselves to the Patronage of Wise and Learned Persons, I want not presidents for such a boldness; and being conscious to my self of no worse aim in the publishing of this Work, than the good of my Countrey, I have this presumption, besides my other, that I shall not incur your Honors displeasure.

Your Honors most humbly

devoted Servant,

Stephen Primatt.

THE PREFACE TO THE READER.

HAving had some spare time in a long Vacation, I thought I could not employ it better than in doing something which might tend to the forwarding the City Building, (being the Metropolitan of this Nation, and so reputed before *Julius Cæsar*'s time; the Glory of the major part of which is now, Phœnix-like, buried in its own ashes:) to do which, I first consulted the Inclination of my Countrey-men, the Noble suffering Citizens and Bees of this Nation, who I found (as they were ever famous for promoting such things which were for the publique Honor and Good) very willing and desirous to build: but some of them were impeded by certain Differences arising amongst them, as to their respective Interests in the Ground, and late Houses; others through their unskilfulness in building were not less indisposed to it, for that

that many of them are compelled to truſt to the Conſcience and Fidelity of Workmen and Surveyors, who have been obſerved to make Harveſt in the City Ruines, and combine together to take exceſſive Rates for their works, which hath diſ-encouraged many of them. As to the former of theſe, there is preſcribed certain Rules and Tables, whereby the Proprietors may decide their Differences, as to point of Intereſt, by themſelves, without troubling the moſt Honorable Court of Judicature, and Directions ſhewed how to Value any Ground in the City. As to the other there is an Inſpection made into the Artificers Trades employed in Building, therein unfolding the ſeveral Rates and Priſes of ſeveral ſorts of Work, and after what manner they make their Bargains, and agree for performing the ſame; then have computed the Charge of ſeveral Houſes, for ſeveral Dimenſions, Materials being at certain Rates there propoſed.

In the firſt Part, there is a Treatiſe of Purchaſing Lands and Houſes, and other things in *England*, which I thought neceſſary, for that ſome men ſell their Lands and other things, to the intent to beſtow their Money in Building. And that nothing might be wanting wherein my ſmall

time and experience could inform you, I have concluded with Surveying and Measuring *Superficies* and *Solids*, as a necessary thing to be known to the Builder. If the Non-confident Author hath been any ways defective in attaining the end propoſed by him, he hopes at leaſt it may give occaſion to thoſe who are more Learned, to attempt ſomething in this kinde, which may encourage the Re-building this Famous City, wherein any Ingenious Undertaker ſhall not onely be accompanied with my well-wiſhes, but ſhall be aſſiſted by whatſoever is in the power of

S. P.

From my Chamber at
Cliffords-Inn *this*
24th of October,
1667.

THE

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The

THE CITY and COUNTRY Purchaser and Builder.

The First Book.

A General Treatise how to compute the value of Lands in England, *and what makes them of that value: with advice to a Purchaser, and Rules prescribed to purchase.*

IT is not my intended purpose to make any long Treatise on this point, only so much as may somewhat conduce to the information of the Purchaser and Seller of Lands or Houses, as to their respective values, and what makes them of that value in any part of *England*, the Purchaser being sometimes overreached by the Seller. And the Seller sometimes selling his Lands or Houses for less than they are worth, both which proceed either for want of Reason and Judgment to know the nature of the thing, or for want of skill in Arithmetick to find out the true value. Of both which in the ensuing Discourse I shall give you some account. And shall therefore commend to you these few observations following, to which the Ingenious Readers Judgment may make a great addition.

First, to consider the quantity and quality of the thing you are about to Purchase, and what casualties it may in probability be subject unto: As if it be Land that is near the Sea Coasts, or any great River, the Banks may be subject either to be beaten down by the ebbing and flowing of the Sea, or to be overflowed; which banks may require great cost in repairing, and the Lands more in draining; Lands being often after such overflows of little or no use for three or four years together, there coming in with such overflows very great quantities of Sand: But Lands lying near great Rivers, are not altogether so very perillous; but that sometimes it tends to the Owners and Purchasers profit to have their Meadows overflowed. Another casualty is that of poor Tenants, not able to pay their Rents, who are disabled sometimes by a Season that is too sicced or dry; or a Season that is too moist, so that the earth is not of that due temperature of heat, and moisture as to produce its wonted increase; and at other times when there is a good increase, they bear little or no price at the Market. Another casualty or accident is that of Fire, which comes by lightning or through negligence of neighbours or servants which many times consumes a Farmers house, Corn and Barns, and doth undoe him; all which are damages that many times light very hard on the Landlords.

Secondly, to consider if there be any Edifices, as Houses, Barns, Stables, and such like upon the same, and whether they be in good and sufficient repair, or well Thatched or tyled; and if not, what will repair them?

Note, *That Farm-Houses, and Barns upon Lands generally in* England, *are of little or no value, and are*

not

not uſually valued in the purchaſe, but are caſt in with the Lands to the Purchaſe, Except it be of decent Houſes made for the dwelling of Gentry or Citizens of accompt within twenty miles of London, *and of other houſes which are ſcituate in ſome principal Cities, and Market-Towns of Trade, and ſuch which are not peculiar for a Farmers family and uſe.*

Thirdly, conſider whether the Land be Barren or not, whether it be occaſioned by the heat or conſtitution of the Climate, ſcituation on a hill, or in a dale, or what the mould or earth is under the ſuperficies thereof; as if it be a clay, whether it be more ſubject to be dry or moiſt, or whether in a *medium*, which is very good ground for Graſs or Beans, and other things which are of a groſs and rank nature and quality: or if it be upon an indifferent dry clay, having a convenient degree of moiſture; Then it may be good for moſt ſorts of Corn; or if it be on a moiſt, with ſome degree of drought, then for Meadow or Paſture; if it be on a rock that is near the ſurface, then it is very often Barren, and good for little or nothing; but to feed ſheep and ſuch like uſes. The beſt ſort of ground for moſt uſes, is a well tempered clay or earth about two yards thick, under which there may be gravel, chalk, mart, or red earth, with divers others too long here to make mention of. Barrenneſs doth not not altogether proceed immediately from theſe cauſes, but ſomtimes from hidden cauſes in the bowels of the earth, as the Sulphurious ſteams which ariſe out of the pores of the earth, and dryes up the root; ſo that it becomes barren: Theſe fumes proceed either from Mines of Coal, pipes or rakes of Tin, or Lead Oare, Mines of brimſtone, iron, ſtone, or lime ſtone, and ſuch like: I do not ſet theſe down as general

rules for barrenness, there being ground under which all these are, which is fertile; as under Coal-mines which are covered with a shell of stone about a fathom or more thick; This stone doth so depress the fumes where the same is, as that in many places there is very good ground where Coal-mines are, so that I refer it to the Sellers or Purchasers judgments, what may be the cause of their grounds barrenness. Only this I would have the Purchaser to make inquiry whether the same hath not been made barren by reason of too much ploughing, and the heart of the ground worn out by that means; and if he find that it be, then not to value it at the rate it formerly yeilded; or if he do, to make deduction of the cost in manuring the same.

Fourthly, to consider whether the Lands to be purchased be inclosed. Inclosed Lands in many places doth yeild half as much, or as much more, as Lands in common fields, and if they be inclosed, whether the inclosures be decay'd for want of good Husbandry, and if they be, to deduct the charge of repairing them: and to consider what quantity of Trees be in the inclosures? whether the same be Timber Trees or not? and what value they might yeild if they were to be fell'd? And if there be any wood ground, what quantity of Acres, and the quality of it? whether the same be Copies, Underwoods, or Timber trees?

Fifthly, to consider if there be any veins or seams of Coal in the bowels of the earth, and if there be, whether valuable or not? many brave Colleries being worth little or nothing, either by reason there is no shell-stone for a roof to support the ground, or by reason

reaſon of the great quantities of water which are uſually in the caverns of the earth, which are very chargeable in the draining of them; ſo that many men by ſuch undertakings are often undone: And it may not be valuable upon another account, that is, if it be in a place where there is great plenty of Colleries, and although the ſame have a good roof ſtone and free from water, yet if it have not the conveniency to convey the ſame at a ſmall charge to ſome River to have the coals exported, they will not be worth the trouble and charge in obtaining them? or if there be any rakes or pipes of Lead or Tin Oar, which commonly lye in the caverns of the earth, in a Geſt open between two rocks, there being for the moſt part where there is Lead Oare above the ſame great quantities of Lime ſtone. Theſe Mines are very ſubject to have great quantities of water in them, but they for the moſt part lye in Mountainous hills; ſo that in moſt places they have the conveniency of driving a drift or ſough, from the bottom of the hills to the ſole of the Rake; ſo that the water runs away from the Rake upon a deſcent. But the charge of driving ſuch Soughs or Trenches is very great, they being ſometimes forced to drive through divers hard rocks, ſo that the ſame at ſuch places is very chargeable, and coſts about forty or fifty ſhillings or more every fathom, being forced to mollifie the rock by fire; ſo that their Tools may make way through the ſame; and this many times they do for half a mile, or a mile together, or more or leſs, as it may require. And ſometimes after great expence and trouble, they miſs the rake or vein, which if they chance to light on, it doth often prove to be of little or no value, having but a ſmall body of Lead Oare. Theſe Mines likewiſe are very caſual, and many an ingenious man

often undone by the venturing his certainty, for the uncertainty of the same: Or if there be any Tin-mines or Quarries of Iron, Stone, Lime-stone, or Marl, or what ere it be that the earth doth produce, I refer the Purchasers Judgment to set his valuation on the same; only this, that mines of what nature or kind soever in *England*, are for the most part very great casualties, and the profit of them very uncertain.

Sixthly, to consider if there be any small or great Rivers, running through the ground, to be purchased; which if there be, let the purchaser make diligent inquiry whether the same be of any considerable value as to the fishing thereof; or what other benefit may arise thereby? whether by overflowing the Meadows there adjoyning? or if there be Corn-Mills, Paper-Mills, Powder-Mills, Smelting-Mills, Fulling-Mills, Forges or Furnaces upon the same? And what the same be, that may produce profit? As suppose them to be Corn-Mills, Paper-Mills, or Powder-Mills, and such like; you may consider whether they be, not decayed for want of repairing? which if they be consider what will be the charge of such Repairs? or whether the same be in Lease? and whether the Miller is not bound thereby to repair the same at his own charge during the said term, and to pay a certain rent for the same? which particular thing may make the same very valuable. The usual bills brought in by Millers for their repairs, being sometimes a moiety of the rent, or a very considerable part thereof. Mills being very subject (although made very strong) to decay; or if there be any Smelting-Mills or Furnaces upon the same, you may in particular take these and such like observations;

First,

Firſt, as to the Smelting-Mills, which is properly for refining Tin or Lead out of their particular Oares, you may inform your ſelf what quantities of woods there be about the ſame, there being very much conſumed by theſe Mills; another thing to be conſidered is, whether the works in Mines of Lead or Tin Oare, are like to be of any continuance, and not to be drowned or impeded by the great quantities of water, which uſually attend ſuch works: or whether the body of Oare in the Mines which doth imploy the Smelting-Mills be of any conſiderable wideneſs or length, and are not likely to be worn out or exhauſted ſuddenly. And to conſider the richneſs or poorneſs of the Mine, ſome Oare in time of peace yeilding Thirty ſix ſhillings, or Thirty ſeven ſhillings a Horſe load (which is nine diſhes, as they compute weighing about Four hundred and Fifty pound) when as other Lead Oare in other Mines, will yeild not above Thirty ſhillings, Five and twenty ſhillings, Twenty ſhillings, or it may be not above Eighteen ſhillings. All which are valuations as to the quality and quantity of Lead as they reſpectively yeild when they are ſmelted or caſt into Sowes or Pigs of Lead. As to furnaces and forges you may take theſe and ſuch like obſervations. As to furnaces which are properly for the ſmelting of Iron-ſtone, and making metal thereof, and ſometimes caſting the ſame into Iron Guns, Bullets, and Iron backs for Chimneys or ſuch like uſes, you may conſider what charge the digging or procuring of ſuch Stone may be; it being in moſt Countries where ſuch furnaces are very plentiful, and procured, and gotten out of the Earth for a very ſmall charge; for if it ſhould coſt much, the procuring, it would not be worth the obtaining, and to be at Fifteen hundred or Two thouſand pounds charge

in building such Furnaces, laying their Hearths, and providing great stocks and quantities of Charcoal for the same. As to the Forges they being particular for the forming of Iron metal into bars of Iron; for conveniency of carriage, or into what other form they please, the force of the water lifting a great Hammer of about three hundred weight or more, which strikes when they make use of the same upon an Anvil for that purpose; these likewise costs great Sums of money the building and fitting, and they are at great charges daily for repairs, and consume great quantities of charcoal.

There is another Mill imployed about Iron works which they term a Slitting-Mill, which is for the forming of Iron into some fashion, as into Iron-rods, Nails, and such like things for common and ordinary occasions. In the Purchasing or dealing for things of this nature, you must have a particular regard to what quantities of wood there be about your forges or furnaces, and to have a special care, lest when you have the same you be not to seek for such materials, and be forced to buy them at excessive dear rates; works of this kind consume the greatest part of the woods in the Countries where they be: And do require great stocks and a good ingenious contrivancer in the managing the same. It behooves the Purchaser to consider whether his mill be an under-shot-mill, which is the water driving the same under the wheel, or whether it be an over-shot-mill, which is the water brought to the top of the wheel, in landers or troughs which cast the same into Buckets made in the wheel for the receipt of the same, the force and weight of which water drives the same; or whether the same be both, an under-shot and an over-shot-mill, or whether there be a continual current, so that the mill may

may be alwayes moving, if they please; or whether the water be kept up by Art, in sluices for the better managing that little water as they have, if the same be an over-shot-mill, it is many times very uncertain as to its water: but suppose it be certain, as to that it requires for the most part more money for the making of Dams and Landers for the conveying of the same upon the wheel, than the under-shot-mill doth, which for the most part runs at a greater certainty. I shall not need to give you any further account as to these mills, only that you may observe that there be a continual supply of water for the driving the same; and to consider if the water you make use of do not come from any spring near the place, and whether the same be not usually dry in the Summer, although you may have a good supply of water in the winter, the Springs in most places of *England* increase from the latter end of *September* until the latter end of *March*, and from thence they decrease, and become in many places either dry or very low.

Seventhly, to have regard to the scituation of the place, first, as to the Air (if the Purchaser doth purchase the same for his own habitation, he may particularly take his observation as to the soil, whether the same be dry or moist unto the mould of the earth under the same? whether the same be well tempered clay or chalk, gravel, limestone, or a marle, or red earth, or barren Champion ground, from all which there doth proceed well tempered fumes, not at all repugnant to the constitution of most *English* mens bodies. The Air being particularly rarified and diversified by the steams or breathings, which are exhaled from the pores of the earth, and the Air doth partake of the same; or whether the soil or mould be

of

of a moist and sank quality, as it generally is near and upon all moors and marsh ground, as is observed to be in *Essex*, *Lincolnshire*, *Kent*, *Sussex*, and other places where there are such grounds, and near the Sea coasts, the Inhabitants are subject to have Agues, and other Distempers. If the Air doth so badly agree with the Inhabitants, how will it with such as have been used to a more temperate and rarified Air. It hath been the observation of many Learned Physitians here in *England*, that the barrenest sort of ground for the most part produces the best Air, as on *Bansted Downs*, *Hampstead Heath*, *Salisbury Plain*, and divers other places of Champion ground in *England*, which are very famous for curious Air, and as infamous for their barrenness; and that meadows and marsh grounds, and such like moist ground lying near the Sea-shore, and great Rivers are for the most part very unhealthful, and noxious to most mens bodies, and constitutions, there proceeding from them too moist and gross vapours.

Secondly to the scituation, whether near a River running to the Sea, for the exportation of such things as the Land doth produce, whether it be Corn, Wool, Lead, Iron, Tin, Coal, Mill-stones, Free-stone, Tyles, Bricks, Timber, or commodities of what kind soever. Many Countries produce more of many sorts of commodities in one year, than they are able to consume in seven; and if they should want a conveniency of communicating the same to their Neighbours, they would be of little or no value to them; and not only so; but also to compute if the Lands or thing to be purchased be of any distance from such Rivers, and what will be the charge of the carriage of such Commodities to the same; and when they are there what will be the charges of carrying them in vessels to the

Sea;

Sea; and what will coſt for Shipping the ſame to the Port or uſual Market deſigned for ſuch commodities, and this done, then to compute (or firſt compute) what the commodities will coſt procuring or obtaining before they be fit for ſuch carriage or exportation, and then you will plainly ſee what price or rate you may give for the Land or thing to be purchaſed, and ſo be able to value the ſame? or whether the ſame be near any City, or Market Town? or in any principal Road to *London*, or any other remarkable place, ſo that the concourſe of people, do cauſe a Trade in the ſame, or whether there be plenty of ſuch commodities in or about the Land or thing to be purchaſed, which doth make the ſame commodities to be very plentiful thereabout; Plenty of commodities many times cauſes a ſcarcity of Chapmen in the Markets, and doth very much abate the price of commodities.

Eighthly, to make inquiry amongſt the neighbours and correſpondents of the ſeller of the Lands, as to his honeſty in his dealing with, and amongſt them; and whether he be not letigious and quarrelſome and ſubject to go to Law upon every nicety, and to take advantage of every caſualty and accident: Let the Purchaſer, if he find that he hath by any means contracted a bad name, inquire how he contracted the ſame, whether by defrauding, or intending to defraud any of them, or whether the ſame be contracted by matters of opinion in Religion. Many ignorant men being apt to raiſe diſputes of that which they are not of capacity to underſtand, and in their diſcourſe about the ſame, they ſeldome are bettered by it, or come to any concluſion, except it be that foul concluſion of hatred, and malice againſt each other: or whether the ſame be not occaſioned by ſome Tavern or Ale-

houſe

house quarrel, which many times proceed from words misplaced, or one idle account or other. Let the ingenious Purchaser slight all such petty exceptions as these: But if he find them to be, and proceed from a bad name otherwayes contracted, and doth resolve notwithstanding to go through with the Purchase, let him observe some rules hereafter mentioned. But if on the contrary, he hear an indifferent good Character of him, as to his honesty and fair dealing, let it be somewhat of satisfaction to him, but not satisfactory; there many times lyes a fish in an unsuspected hole, some men making it their endeavour to acquire a good repute, that when there doth a convenient opportunity of defrauding any man happen, they may do the same more plausably and unsuspected; such men as these are many times great pretenders to Religion: Of such persons as these being the craftiest and politiquest sort of knaves (if there be any craft or policy in knavery) let the Purchaser be very circumspect. And into the nature and constitution of the man and of his temper, and take notice whether his words being connexed keep harmony; mens hearts and mouths tending two several wayes, doth oftentimes Jar, it being often observed, that lyers ought to have good memories; and inquire likewise the cause of his parting with such estate; and observe that such as you make inquiry, be not partial in their account to you, being obliged by some peculiar favour, or disobliged by some discourtesie.

Ninthly, having taken all these observations, and such others as to the Purchasers judgment may be requisite. Another thing most requisite to be considered by him, is what Title the same be, whether Fee Simple, Copy-hold, or Lease-hold; whether

for

for life or years, or what ſoe're it be, let the Purchaſer in this point take with him the advice of ſome able Councellor or Attorney, and not relye too much upon *Scrivener's* Law, and their Books of Preſidents; although there may be many good things in the ſame, yet they, like bold Apothecaries that venture to adminiſter Phyſick without the Doctors advice and direction: although the Medicine may be very good in it ſelf; yet it may not be properly applyed to their Patients infirmities, who want skill to ſtate their diſeaſe, which being right ſtated, is half cured. Ignorant Scriveners make work for Lawyers, as the Apothecaries do for the Learned Phyſitians. Many Purchaſers being in this point penny wiſe, and pound fooliſh; who to ſave their money, go to unskilful perſons for advice, but oftentimes (though too late) they pay the Lawyer better in the concluſion in the Suits occaſioned by their Errors. Let the Purchaſer therefore take good advice at firſt, thereby to prevent leſt he too late repent.

Tenthly, let the ſeller be plain in his dealing, and diſcover the truth of his Title to the Purchaſer while the buſineſs is in action, and let him not reſerve from him any writing or evidence which may concern the Title of the thing to be Purchaſed; the reſerving of Evidences and other ſiniſter dealings, hath often created much trouble, not only to the Buyers and Sellers; but even to their poſterity.

A Particular computation of Lands; and how many years Purchase, and what may be given for Land in Fee Simple, for term of Life or Years, for Copyhold Estates, Advowsons appendant to Mannors, or in Gross, Mines, Mills, with other things.

HAving given you some general rules to be observed in Buying and Selling of Lands, I shall proceed to speak of Lands in particular. First, as to Lands in Fee Simple, they being in many places, worth Twenty years Purchase, in others Nineteen, in others but Eighteen or Seventeen, or it may be not above Fifteen or Sixteen. Let the Purchaser take notice that the rates allowed for money at Interest, is for the most part a rule for the valuation of any Purchase. And this not only so in *England*, but in most places of the World, as in *Holland*, *Venice*, and other places; their moiety yeilding not above three pounds in the hundred, makes them value their Lands at thirty five or thirty six years Purchase, and their Houses at Twenty eight or Thirty years. It may be objected that this rule doth not in this particular hold true, for that Lands at the rate of Twenty years Purchase, doth yeild but five pound in the hundred, whereas money at Interest, yeilds six *per cent*; five *per cent* being an indifferent competency, considering the certainty of the same; and how uncertain money at Interest often proves by death of Sureties, loss of Bonds, and sometimes having to do with knaves, they produce forged releases. And that men are often put to trouble about the same, sometimes being (through prudence) forced to call their money in, either

either upon the death or suppoſing failing of one or more of the Sureties; or for that they are not willing to be longer obliged, and ſo are willing to return the money, and divers other caſualties do attend the ſame.

There be many reaſons why Lands are better than money, although the ſame do yeild leſs at preſent, yet if the Purchaſer have an indifferent penny worth, his Lands are oftentimes upon an improvement, it having been obſerved, that Lands let at old rents, are ſometimes improveable twenty in the hundred *per annum*, which very thing may make Lands more conſiderable at five younds *per cent*, than money at Intereſt at ſix. Another reaſon is, for that Lands by the courſe of the common Law of *England*, doth deſcend to the Heirs of the Poſſeſſor, it being many mens delight to have the ſame continue to their poſterity, and in their own names; whereas money goes to their Executors or Adminiſtrators, and is often imbezled by them, and turns to no ſuch account.

Lands in Fee ſimple in and about *London*, as in *Middleſex*, *Hertfordſhire*, in moſt places of *Surry*, *Kent*, *Eſſex* and *Suſſex*, *Buckinghamſhire*, and other places adjacent to *London*; and in other places of *England*, where they lye near any City or Market Town, or any River for the conveying of their commodities to proper Markets for the vending the ſame, are for the moſt part valuable at Twenty years Purchaſe, the reaſon being for that in ſuch places there be choice of Tenants, ſo that the Owner of the Land is for the moſt part at a certainty either for a good Tenant, or for a good Market for the Fruits thereof; or if the Owner have occaſion to borrow money on the ſame,

it

it is soon inquired after, and he need not seek a Chapman for the same: Whereas some Lands in remote places, as in *Yorkshire*, *Lincolnshire*, in the Counties of *Norfolk*, and in *Suffolk*, and in many other places distant from Cities and Market Towns, and Rivers, are nothing near the value, and will not yeild above Fifteen, Sixteen, or Seventeen years Purchase at the most, the cause being the scarcity of industrious and sufficient Tenants, in such places being but poor men for the most part; so that their necessity doth force them to accept of Farms upon Rack Rents, and more than they are worth, let the Landlords come by their Rents how they can; whereas Tenants that live near places of Trade, are many times more sufficient and more industrious to improve the Landlords ground; so that they may honestly pay their Landlords their Rents, and are very wary and cautious in making their Bargains, and will not accept of any propositions, but such as they may have some reasonable profit for their industrious labour in culturing the same, and the enabling them to pay their Landlords Rent.

It will not be unnecessary to set some valuation on Lands as to their respective values, whether the same be purchased at Twenty years, so yeilding but five pounds *per annum* in the hundred? or whether the same be purchased for more or less? or whether the same be a Lease in being, as to the particular number of years to come in the same? as suppose it to be ten pounds *per annum*, and two hundred pounds paid for the same, which is twenty years purchase, and you would sell a Lease of the same for five, ten, twenty or thirty years, whether the same be more or less, I shall give you a particular accompt thereof in the Table following.

A

A Table shewing the value that may be given for a Lease from one year to an hundred, for Ten pounds per annum, *and the Land out of which the same doth issue, being at twenty years Purchase, and so yielding five* per cent, *there being set down in the first line in the Margin, the quantity of years, and in the other, what may be given for the same.*

Number of years to be purchased.	What may be given for 10 *l. per ann.* for what number of years.			Number of years to be purchased.	What may be given for 10 *l. per ann.* for what number of years.		
	l.	*s.*	*d.*		*l.*	*s.*	*d.*
1	9	10	0	17	112	15	0
2	18	1	8	18	116	18	4
3	27	4	2	19	120	17	6
4	35	9	2	20	124	12	6
5	43	5	2	21	128	4	2
6	50	15	0	23	134	18	4
7	57	17	6	25	140	19	2
8	64	12	6	27	146	9	2
9	71	1	8	29	151	8	4
10	77	2	6	30	153	14	2
11	83	1	8	31	156	0	0
12	88	11	6	40	171	4	2
13	93	19	2	50	182	10	10
14	99	0	0	60	189	5	10
15	103	16	8	80	195	19	2
16	108	17	6	100	198	0	0

Let the Purchaser if he lay out his money on a Lease after this rate, be sure to make an abatement of all sort of Taxes, and so reduce the same to a certain Rent, as if it were an Annuity or Rent-charge.

The use of the Table.

He may likewise observe if he be about to Purchase the Reversion after any number of years, what he may give for the same; or if he be to Purchase a term of years to commence after a certain term in being; As suppose it be a Lease of one and twenty years to commence after ten years, which make one and thirty years in all, the first ten years according to this computation, being worth Seventy seven pounds two shillings and six pence, and the whole one and thirty years, being valued at one hundred fifty and six pounds; so that if you deduct Seventy seven pounds two shillings and six pence out of one hundred fifty and six pounds, the remainder will be seventy eight pounds, Seventeen shillings and six pence.

Note, That in the thing about to be purchased be of a greater or lesser value, the Purchaser may by this Table compute the same, as supposing it to be twelve pounds per annum for ten years; 'tis but dividing seven pounds two shillings and six pence into five parts, and then adding the fifth part to the same, which is fifteen pounds eight shillings and six pence, and it is just ninety two pounds and eleven shillings; so that by adding and dividing the same, the value of any sum may be computed. I shall add two Tables more hereunto for the easier valuation of any Land to be Purchased, as you have allowed you in your Purchase six or seven pounds in the hundred per annum.

A Table shewing the valuation of ten pound per annum, *the Purchaser having allowed after the rate of six pound in the Hundred, and what may be given for any number of years, having allowance after that rate.*

Number of years to be purchased.	What may be given for 10 *l. per ann.* for what number of years.	*l.*	*s.*	*d.*
1		9	8	4
2		18	6	8
3		26	15	0
4		34	13	4
5		42	2	6
6		49	3	4
7		55	16	8
8		62	1	8
9		68	0	0
10		73	11	8
11		78	17	6
12		83	16	8
13		88	10	10
14		92	19	2
15		97	2	0
16		101	0	10

Number of years to be purchased.	What may be given for 10 *l. per ann.* for what number of years.	*l.*	*s.*	*d.*
17		104	15	10
18		108	5	10
19		111	11	8
20		114	14	2
21		117	12	6
23		123	00	10
25		129	0	0
27		132	2	6
29		135	18	4
30		137	13	4
31		139	5	10
40		150	6	8
50		157	5	0
60		161	12	6
80		165	1	8
100		166	3	4

A Table shewing the valuation of 10 *l.* per annum, *the Purchaser having allowed him after the rate of seven pound for every hundred, and what may be given for any number of years, having allowance after that rate.*

Number of years to be purchased.	What may be given for 10 *l.* per ann. for what number of years.	*l.*	*s.*	*d.*
1		9	6	8
2		18	1	8
3		26	5	0
4		33	17	6
5		41	0	0
6		47	13	4
7		53	17	6
8		59	14	2
9		65	3	4
10		70	5	0
11		75	0	0
12		79	8	4
13		83	11	8
14		87	9	2
15		91	1	8
16		94	9	2
17		97	12	6
18		100	11	8
19		103	6	8
20		105	19	2
21		108	6	8
23		112	14	2
25		116	10	10
27		119	15	0
29		122	15	10
30		124	1	8
31		125	6	8
40		133	5	10
50		137	16	8
60		140	7	6
80		142	4	2
100		142	14	2

Note, by these three Tables you may find out the value of any Land, as to the Inheritance, or as to a Lease for any number of years to come, or as to any number of years to commence after the determination of any Term in being. As supposing the same to be valued at Nineteen, Eighteen, or Seventeen years Purchase, then you are between the computation of five and six pound for every year; or suppose it be valued at Fifteen or Sixteen years Purchase, then you

you are between the computation of ſix and ſeven pound for every year; ſo that by adding or deducting you may make uſe of theſe Tables.

Theſe two laſt Tables are to be uſed as the former Table of five *per cent.*

Leaſes for Lives.

A Leaſe for a ſingle life is generally valued at ſeven years Purchaſe. The Purchaſer ought to have regard to the health of the party for whoſe life the ſame is to be purchaſed; whether he be aged or ſickly? if ſo, his life may be valued at five or ſix years purchaſe, or whether it be for the life of a Child, as to the age of the Child; and whether it be healthful or not; if ſo, it may be valued at five or ſix years purchaſe? whether the ſame be for the life of a Child-bearing woman, it may be valued at the ſame rate? or whether the ſame be for the life of a healthful man between Twenty and Forty? or for the life of a healthful woman paſt Child-bearing? or for a Barren-womans life, who are for the moſt part longer lived, and ſuch lives may be valued at Seven years purchaſe, or ſomething more? or whether the ſame be for your own life or not? conſider in which of theſe capacities you are, and ſo value the ſame accordingly, you may give ſomething more for your own life than for anothers. If you purchaſe a life for ſeven years purchaſe, you have for every hundred pounds as you expend, Fourteen pounds, five ſhillings, and eight pence halfpenny every year; Let the Purchaſer in purchaſing Annuities for lives, take care that he have good ſecurity for the ſame, either out of Lands or otherwayes.

The Tables before prescribed and hereafter mentioned for purchasing Leases of Lands or Houses, may serve for the purchasing of Lives: whether the same be two, three, four or more. I shall therefore describe the use of the same: As for example, supposing ten pound every year to be purchased for one life or more, having after the rate of seven pound in the hundred for your money for one life, which you may value as a Lease for ten years, which is seven years purchase, and comes to Seventy pounds five shillings. I shall therefore insert two Tables, shewing you what number of Lives may be of equal value, to what number of years.

Number of Lives.	What they are worth in money having 7 per cent.	l.	s.	d.
1		10	70	50
2		19	103	68
3		27	119	13 d
4		34	129	18 0
5		40	133	68
6		45	135	100
7		49	137	00
8		52	137	170
9		54	138	28
10		55	138	52

Number of years.	What they are worth in money having 7 per cent.	l.	s.	d.
1		7	00	00
2		13	85	34
3		19	97	12
4		24	114	14
5		30	124	18
6		35	130	11
7		39	132	18
8		42	134	26
9		44	135	24
10		45	135	10

Leases of Houses or Lands that are held from Bishops, Colledges, Dean and Chapter, Corporations, or from Companies, are for the most part valued at one years purchase more than Leases held from private persons; they being better Landlords, and will many times accept of a more reasonable composition for the renewing their Leases, than private persons will

Purchasing

Purchasing of Copy-hold.

Let the Purchaser after his having taken an account of the quantity, quality, and worth of the thing, inquire whether the Fine be certain, or Fine Arbitrary; or let the will of the Lord, it being at Fine Arbitrary, may make it abate in the value, one or two years purchase. The Lords and Stewards of some Mannors, being very unreasonable in forcing great Fines for their Tenants admittances.

In some Mannors there is a custome that they may set as much or more then the Land to be Surrendred is worth, which seems very unreasonable; but that which makes it a reasonable custome, is that when such Tenant is admitted a Copy-holder of the said Mannor, he may purchase as much as he please, paying little or no Fine; so that if any one be about to purchase any considerable thing, he gets himself first admitted to some small parcel, and afterwards to the rest; so that all things considered, his Fine may be reasonable.

Copy-hold Land being well seated and at a small Fine certain, may be valued at Sixteen, Seventeen or Eighteen years purchase. And if it be Arbitrary, then you may deduct so many years purchase as they usually take for their Tenants admittances; and so value the same accordingly. Or otherwise give the Seller so much as it may be worth, and let him compound with the kindness of the Mannor, and get you admitted to the same. In some Mannors the Fines are all certain, and in others all Arbitrary, in others some certain and some arbitrary. Let the Copy-holder that is at a Fine certain, be sure that he pay the

Fine certain, and have regard that he pay neither more nor less, and have the same inserted in his Copy, it being the trick and device of Rome Lords and their Stewards to reduce their Copy-holders Fines to uncertainties, that thereby time might ware out the certain custome of the same; and this done, they demand what they please for their Tenants admittances, which doth very much increase the value of any Mannor.

Note, *That a Copy-hold Estate is one of the certainest Estates as to Title, in England.*

Advowsons.

Advowsons some are appendent to Mannors, others in gross by themselves, let the Purchaser be very circumspect as to the Title of it, whether it be a usurpation from any Patron, so that the Patron may avoid the same by Writ of Right of Advowson, or *Quare impedit*, or whether the same be not forfeited by any Simoniacal Act done between the Patron and the present incumbent? or whether the Church be not void at the time of the making such Contract? it being a rule in Law, that things in action cannot be granted. *Cook, Sur. Lit. l. 2. Sect. 180.*

Before you proceed to value the same, you may make inquiry as to the Tythes of the same, and what the Glebe-Lands may be worth yearly? if you cannot well satisfie your self by the Inhabitants, you may repair to the Kings Books in the First Fruits Office, and there search to find at what rate it is rated there? it being for the most part rated at 10 *l.* in the hundred for every hundred pounds, as the Tythes and Glebe

are

are yearly worth. This Rule is not always true, but for the most part it is; so that if you find that the value in the Kings Books, and the enquiry that you do make do agree, it may be something of satisfaction to you, as to the valuation thereof. All these things considered, the common valuation of the perpetual Advowson, is two years purchase, be the same appendent to a Manner, or in gross by it self. But if you purchase the next Presentation at the next avoidance of the Church, it is usually valued to be worth one years purchase.

Impropriations.

Impropriations or Appropriations: the Fee of which being now a Lay inheritance, are of less value than Lands, for the scruple of Conscience, which many men conceive of them, they being of ancient Right belonging to the Church. And taken from the Church by the * Act of Desolution in K. *Henry* the Eighths time, and by Lay-men purchased from the Crown, the value of such Impropriations according according to their situation, may be rated at more or less years purchase: they lying near *London*, are valued at fourteen years purchase, and in remoter parts at twelve or thirteen. Which you may compute by the Tables before and hereafter mentioned.

* *Stat.* 27. *H.* 8. 27. 27 *H.* 8. 28.

Note, That you must make deduction for the Fee-Farm rent to the Crown, and for maintenance of Cure.

That where the Owner of the Impropriation is Lord of the Manner, and will make sale of them both together, there the Purchaser may give one years purchase more for

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the same, for the conveniency of letting the same Tythfree to his Tenants.

Coal-Mines.

Having considered all those things which are before mentioned as to the Cole-Mines: and that you find by your Boring-rods that you have a good seam of Coles; and either a good In-land Market, or else the conveniency of some River for the Exporting them. The next thing to be considered is, whether the same be a Colliery that hath been formerly wrought, or whether it were never wrought before, so that all Materials working the same, are to be new bought and made.

If it be a new Colliery that is either on the River *Tine* which runs by *New-Castle*, or on the River *Ware* which runs by *Sunderland*, although it hath been formerly wrought: and there doth yet remain great quantities of Coles in the Earth, you may consider what Stayths or Wharffs there be upon the River, for the loading the Coles unto, and whether they be in repair; and to consider what quantities of Pits there be sunk ready for use, how many Horse Engines for drawing up the Coles out of the Pits, and what Engines they use to draw their Water with for the conveniencie of their working, whether they make use of Water in any River, and so draw Water with Water, or whether they draw Water with Buckets, or Hand-Pumps, or Chain-Pumps, or whether they make use of Tread Wheels, or Horse Wheels, or what other device they have, there being very many devises for that purpose, but very few good for any thing. In most Collieries in the North they make

use

use of Chain-Pumps, and do force the same either by Horse Wheels, Tread Wheels, or by Water Wheels; and this they find the surest way for the drawing their Water, although the charge of such Wheels for Timber, Leather, Chains, Pumps, and other materials about the same are very great, and often requires repairing, besides the great charge of men and horses they are daily at; and are forced sometimes to repeat their Work. Let the charge be what it will, it is not much matter, so that the profit do exceed the same. All the materials before mentioned are valued by themselves; and if the Colliery be likely to be of twenty years work, you may value the same at three or four years purchase. If the same hath been formerly wrought, you may find how many Chaldron of Coles there hath been in any particular year wrought out of the same, by the Statesmens accompts, or by *New-Castle* or *Sunderland* Custom-house Books, they taking every Tide the number of Chaldron of Coles which comes from every Colliery: so by computing the charge of procuring the same, you may find what quantity of Coles there hath been wrought out of the same in any year, and so be able to estimate the profit of the same. The purchasing the Fee of Collieries is very rare, unless it be with the Land where the same is: But the most usual way is either to give a Fine, and so pay a certain rent, or a certain rent out of every Chaldron without any Fine. The Purchaser may give more or less for the same, according as he may see his advantage. They commonly reckon that two or three years purchase, may be a competent allowance either for the Fee, or for a long Lease, rendring a small rent of one shilling for every Chaldron, or more or less, as the charge of working the said

ſaid Colliery may be, and as the profit may ariſe thereby.

It hath been often obſerved that South-Country men do very ſeldom get any thing but trouble by undertakings in Collieries, it being the nature of many North-Country men to have a kind of Antipathy againſt the thriving of any but themſelves. As to a Colliery that hath never been wrought, it is very hard to ſet a valuation upon the ſame, the generality of Collieries being worth little or nothing.

There are divers other ſorts of Collieries in Inland Countries in *England*, whoſe profit conſiſts in an Inland Market, and they do produce in many places great profit to the Undertakers, but are as uncertain as others, and ſubject to the caſualties of Water, and of Fire, which many times proceeds from their not making a convenient Shaft for the Air in their working the ſame.

There are many Projectors (who have more of fancy and imagination in their Deſigns, than of any real operation) that do undertake even impoſſibilities in the dreining theſe and other ſort of Mines; being many times ſuch as the Owners value at little or nothing, either becauſe of the ſmall body of Coal, or by reaſon of the depth and charge of ſinking ſuch Pits, and in Timbring of them; or by reaſon that the Mines are either fed with ſome River, or great Springs, ſo that the working of them will not quit their coſt: ſuch Pits or Mines as theſe, they very much applaud and commend to the Projectors, by informing them what great years profit would ariſe if ſuch Obſtacles as they are troubled with were removed,

moved; which prompts the Projectors to go forward with their designs, not questioning but to remove all obstacles that hinder the same, until at length by sad experience they find, that instead of draining the Water, their Pockets are drained.

Lead Mines.

Lead Mines by the Custom of the Peak in *Derbyshire*, a particular part doth belong to any man that doth first find out the same; and after he hath taken his possession, which is by driving a cross Stake in the Earth, he having made election of so much as he may by the Custom, whether the same be a Meer of ground, which is about 29 yards, or half a Meer, or what he pleases, and may lawfully be demanded by the Custom, they term him the First Founder; then such others who will have any part undisposed (as they may by the Custom demand) they likewise take possession by a cross Stake, every person concerned having taken their respective possessions, and their respective shares being known to the Bar-Master, they then proceed to sink their shafts and so to get the Oar, which the Bar-Master doth observe that they do equally divide the same according to their respective shares; the King having every thirteenth dish of Oar for his Lot and Cope; and the Minister, it may be, every twentieth for Tithes. There be divers peculiar Customs that belong to these Mines, which doth require a diligent search into, by such as do deal with the same, so that he may take care that he lose not his share or part upon any nicety: as if he doth let the same be unwrought fourteen dayes together, and may well work the same without the impedi-

ment

ment of Water, or any other lawful impediment, he hath liberty the Time to such person that will come and take possession thereof. There be divers other Customs which must be observed, or else the Proprietor may forfeit his Estate.

There doth belong to these Mines of twelve men, that do view the Groves and Mines, and doth observe that every one doth fairly work his own part, and not encroach upon anothers: and several other things they enquire after: they have some good, and some bad Customs amongst them, as well as in other places. They have likewise a peculiar Court, by which they decide most differences touching the Mines, which is no Court of Record; which occasions the Time to be very corrupt, as to Testimonies. The Grovers and Miners, upon whose evidence mens Estates do depend, well knowing they cannot be perjured. The Custom of taking Testimony and Lying having removed from them the thoughts of the haynousness of the same. These Miners are much given to flattery and deceit, although they be of a brutish nature and behaviour.

In many places of *England* and *Wales*, where there are these sorts of Mines, they do not altogether depend upon such Customs, but in many places they do belong to the Proprietors of the ground, which makes them more valuable, if they be rich Veins or Seams of Oar, and free from great quantities of Water.

They use several sorts of devices, and such as are used in Collieries for the draining their Mines, but that which is most used amongst them, is a Sough, they lying for the most part in Hills. To

To set a certain value on any of these Mines, being generally great uncertainties, it will be very erroneous and imperfect: but some will give (where the same is indifferent good Ore, and the Seam like to be of any continuance, and hath yielded good profit, and is not often impeded by Water) as much as it hath yielded in one or two years, or more, according as they may see their adventure. These which buy at any rate, do sometimes return their money twenty times over, and at other times lose all their purchase-money, and as much more, they being very great uncertainties, and something depending upon the ingenuity and contrivance of the Proprietors in managing the same.

These Mines are sometimes let by Lease, paying a certain Rent, or that which is equivolent; but for the most part they sell the Fee of the same: the Wife may have Dower of these Mines as well as of Land, and they do descend to the heirs of the Possessor, and are not much different in many of their Customs, from Estates of Land in Fee-simple.

Of Tinn-Mines.

There will be no need to speak any thing as to the value and Customs of Tinn-Mines, they being subject to such Casualties as are before mentioned to Coal and Lead, to which I refer you; and may be accompted to be of the same value, or to many years purchase, and have many Customs belonging to the same, and such as do belong to Lead and Coal Mines.

Mill-

Mills.

All sorts of Mills, whether Wind-mills, or Water-mills, for what use or kind soever, Forges, Furnaces, Fulling-mills, or what ere they be; being subject to such Casualties as are before mentioned, and out of Lease, they may be valued at ten or eleven years purchase; but if they be in Lease, and the Miller to repair the same, they may be valued at one or two years purchase more, to compute both which valuations for any number of years, and how much you have interest every year for your money, I refer you either to the Tables before mentioned for the purchasing of Land, or hereafter mentioned for the purchasing of Houses.

Valuation of Ground for making of Brick.

Ground near *London*, that hath a good Clay 3 or 4 foot deep, is very valuable for the making Brick. It may be accompted that a yard of Earth square will make seven or eight hundred of Bricks. If the owner of the Ground will not make Bricks himself, and so take all the trouble and profit, he may let the same for a certain Rent to be paid out of every thousand; he may account that he may have a thousand of Bricks made, and ready for use, all charges for Workmanship in fitting the Earth, Sand, Straw, making, turning, and burning, at seven shillings six pence, or eight shillings a thousand; he may add three

three ſhillings for the carriage of every thouſand to the place where the ſame are to be uſed; which carriage is either more or leſs, according to the diſtance of the place: the ſeven ſhillings ſix pence for making, being added to the three ſhillings for carriage, amounts unto ten ſhillings and ſix pence; ſo that if the Bricks yield thirteen or fourteen ſhillings a thouſand, there is two ſhillings and ſix pence, or three ſhillings and ſix pence profit in every thouſand for the Ground, and ſo if more or leſs.

The Proprietor may afford the Undertaker a moiety of the profit at leaſt, and ſo may ſet a certain Rent, which may be one or two ſhillings in a thouſand, or more or leſs, according to the goodneſs and fineneſs of the Clay, and the Ground lying convenient.

A Computation of Houſes in England, *and particularly in* London, *and how to compute the value of Ground whereon Houſes ſtood before the late Fire.*

YOu may conſider what Caſualties the Houſes to be purchaſed, are ſubject unto, as unto the Air, extraordinary Winds and Tempeſts; Rain, although but ſmall ſhowers, by degrees rot the ſame. And in ſome places extraordinary flouds and innundations, which doth ſometimes utterly deſtroy them: but the greateſt caſualty, is that of Fire, which doth happen many wayes.

Another thing to be considered is, whether there be any Tenant in the same? which if there be not, it may be accounted one years purchase the less in its value. Houses being without Tenants, decay sooner than those which are Tenanted. Houses of what kind soever, require great cost in repairing. Houses in many places of *England*, are accounted to be worth ten, eleven, and twelve years purchase; but Houses in *London*, in some places, are esteemed to be worth thirteen, fourteen, fifteen, or sixteen years purchase; the cause of such valuations I shall shew you.

Some Houses near *London*, and in other places, that were built more for pleasure than profit, do very seldom yield the Owner, or Builder above four, five, or six pounds *per cent.* when they Let or Lease the same; the Tenant that takes them not regarding what they cost building, but what it is reasonably worth *per ann.* And if any Purchaser is to buy the same, he will have allowed him after the rate of eight, nine, or ten *per cent. per ann.* for his money, or more or less, as it may be valuable.

Monied men that do build in the Countrey, have many times more regard to lay out their money to promote their own peculiar fansie and pleasure, than their profit; which fansie and pleasure doth very seldom visibly correspond with the Purchasers humour. But the Owners best way is to find out a Chapman with whom it may: whereas Houses in *London*, some yield ten, twelve, fifteen, or it may be twenty pounds in every hundred laid out in building, and are valued at twelve, fourteen, or sixteen years purchase.

Houses

Houses that were, (and by the permission of God will be again in *Cheapside*, *Fleetstreet*, *Cornhill*, and in other high and principal Streets, and in some Streets and Lanes of note, were for the most part valued at fifteen or sixteen years purchase: the ground on which the same stood, being not subject to such casualties, as the Houses, and it may be the Ground-rent of such Houses, was worth and would yield half the Rent or more.

Suppose a House that was standing before the late Fire in *Cheapside*, and worth an hundred pounds *per ann.* and would yield fifteen hundred pounds, if the same was to be sold, and now to be re-built will cost five hundred pounds, to make it of the same value. You may reckon the Ground-Rent of this House to be worth a thousand pounds, which is twenty years purchase for fifty pounds *per ann.* and the Building upon the same allowing ten pound in every hundred, worth fifty pound *per ann.* more; so that the Ground-rent and the Building together, amount unto one hundred pounds *per ann.* and are worth fifteen hundred pounds to be sold; which makes it plain, that such improvements is not altogether occasioned by vertue of the building, but principally by the scituation of the ground; so that fifty pounds *per ann.* is but a reasonable Ground-rent for a House that will cost five hundred pounds the re-building, and yield one hundred pounds *per annum* when built.

Houses that are of the same Rent, and in as good repair in other places, it may be will not yield above eleven or twelve years purchase, the reason being directly the same as to the value of the ground. Sup-

pose an hundred pound *per ann.* for a House in the *Strand*, and this House if it was rebuilt, would cost eight hundred and fifty pounds; so that if you allow ten pounds in the hundred every year for the money expended in the rebuilding, it comes to eighty five pounds *per ann.* and the Ground-rent for the same worth but fifteen pounds *per ann.* which at 20 years purchase comes to three hundred pounds: which being added to the eight hundred and fifty pounds, amounts to one thousand one hundred and fifty pounds, and is worth so much to the Purchaser, which is between eleven and twelve years purchase.

I only set these Examples for Demonstration, to shew how any man may value his ground, either for to build himself, or to let the same out at a Ground-Rent for another to build on the same: and to know how to value his Ground if he hath a mind to sell or Lease out the same.

How to value Ground by the Foot, Front, or Square.

There is a way as some use for the valuing their ground by the Foot, which comes under the same reason as in the Example before mentioned, of a House in *Cheapside*: Suppose that same be 25 foot Front, and forty foot deep, it may be let for to be built, for forty shillings the foot Front, which amounts unto fifty pounds *per annum*: or if you would let it by the square Foot, there being a thousand Foot square, it is worth twelve pence a Foot *per ann.* which amounts unto the same

ſame reckoning of 50*l. per ann.* ſo that when you are ſatisfied of the charge of the Building, and of the value when built, you may compute it by the Foot, or in Groſs, how you pleaſe.

Let thoſe who have any Ground to rebuild, firſt conſider what their Houſe was worth before it was burnt, and what was the cauſe of the value, whether the long continuance of any Trade in the ſame, or whether it be ſo well ſcituated as that it may be fit for any Tradeſmen; and to conſider whether it will be of the ſame value again when re-built, and of what value it may in probability be, and what it will coſt to re-build the ſame. Theſe things conſidered, and finding that there will be an allowance of eight, nine, or ten pounds in every hundred pounds expended, the Proprietor may proceed to re-build the ſame.

Note, *That eight, nine, or ten pounds* per cent. *to be allowed to the Builder, may be a good ſufficient allowance, for his money to be expended, conſidering the number of years as he hath in the ſame, as from thirty to forty years, about ten pounds in every hundred pound; from forty to fifty, about nine pounds in every hundred pounds; and from fifty to ſixty years, and ſo upwards, about eight pound in the hundred* per annum, *or eight and a half. I ſhall here ſet down three Tables more for the uſe of the Purchaſer, after the ſame form as the other, computing what value ten pounds* per ann. *whether iſſuing out of Lands or Houſes, may be worth for any number of years, the Purchaſer having after the rate of eight, nine, or ten,* per cent.

A Table shewing the valuation of ten pound per annum, the Purchaser having allowed after the rate of eight pound for every Hundred, and what may be given for any number of years, having allowance after that rate.

Number of years to be purchased.	What may be given for 10 *l. per ann.* and for what number of years.		
	l.	*s.*	*d.*
1	9	5	0
2	17	16	8
3	25	15	0
4	33	2	6
5	39	18	4
6	46	4	2
7	52	0	10
8	57	9	2
9	62	9	2
10	67	1	8
11	71	7	6
12	75	6	8
13	79	0	10
14	82	8	4
15	85	11	8
16	88	10	0

Number of years to be purchased.	What may be given for 10 *l. per ann.* and for what number of years.		
	l.	*s.*	*d.*
17	91	4	2
18	93	14	2
19	96	0	10
20	98	3	4
21	100	3	4
23	103	14	2
25	106	15	0
27	109	7	6
29	111	11	8
30	112	11	8
31	113	10	0
40	119	5	0
50	122	6	8
60	123	15	0
80	124	15	0
100	124	19	2

A Ta

A Table ſhewing the valuation of 10 *l.* per annum, *the Purchaſer having allowed him after the rate of nine pound in every hundred, and what may be given for any number of years, having allowance after that rate.*

l.	*s.*	*d.*
9	3	4
17	11	8
25	6	8
32	7	6
38	17	6
44	17	6
50	6	8
55	6	8
59	19	2
64	3	4
68	0	10
71	11	8
74	17	6
77	17	6
80	12	6
83	2	6

What may be given for 10 *l. per ann.* and for what number of years.

Number of years to be purchaſed.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
23
25
27
29
31
40
50
66
80
100

What may be given for 10 *l. per ann.* and for what number of years.

l.	*s.*	*d.*
85	9	2
87	10	10
89	10	0
91	5	10
92	18	4
95	15	10
98	5	8
100	5	0
102	0	0
102	15	0
103	8	4
107	11	8
109	12	6
110	8	4
111	0	0
111	1	8

A Table shewing the value of 10 *l.* per annum, *the Purchaser having allowed him after the rate of* 10 *l.* per cent. *and what may be given for any number of years, having allowance after that rate.*

Number of years to be purchased.	What may be given for 1 *l. per ann.* and for what number of years.	*l.*	*s.*	*d.*
1		9	1	8
2		17	6	8
3		24	6	8
4		31	13	4
5		37	17	6
6		43	10	10
7		48	13	4
8		53	6	8
9		57	10	10
10		61	8	4
11		64	17	6
12		68	2	6
13		71	0	0
14		73	13	4
15		76	0	10
16		78	4	2
17		80	4	2
18		82	0	0
19		83	12	6
20		85	2	6
21		86	9	2
23		88	15	10
25		90	15	0
27		92	6	8
29		93	13	4
30		94	5	0
31		94	15	10
40		97	15	10
50		99	3	4
60		99	13	4
80		99	19	2
100		100	0	0

Rules which may be applied to the differences arising between Landlord and Tenant, by reason of the late Fire; whereby the Proprietors concerned may end their differences without giving trouble to the most Honorable Court of Judicature.

It may be supposed reasonable that such Tenants who are bound by Deed or Law to uphold and maintain their houses, &c. and so to leave them at the expiration of their Term, ought in some measure to be contributers to the charge of rebuilding, and not those who are Tenants at Will or Sufferance. And that it is against Equity for Landlords to demand full satisfaction or half satisfaction for the Tenants Covenants, it being a common calamity much damaging the Tenants Trades and Goods, aswell as the Landlords Houses, which in equity and good conscience ought to be considered.

Rigorem Juris emolit æquitas.

Let it therefore be supposed reasonable that a fixth part of the charge of rebuilding to be born by the Tenant to be satisfactory for his Covenant; whether he build or surrender the residue of the charge of rebuilding to be born by the Landlord, Tenant, or Sub-Tenant, or if there be more Under-tenants, according to their respective Estates and Interests.

Example the First.

Suppose a House in an indifferent Street or Lane, the Landlord having Leased the same for 21 years, reserving 30 *l. per annum* Rent, whereof 11 years is expired; the Tenant having by his Fine, repairs, or rebuilding improved the same to be of the value of 50 *l. per annum*.

You

	l.	*s.*	*d.*
You may compute the Tenants Intereſt of 20 *l. per annum* by the Table of 10 *l.* in the hundred, and for ten years it is worth	122	16	8
The Landlords Intereſt of 30 *l. per annum*, by the Table of 8 *l.* in the hundred, it being better ſecured than the 20 *l. per annum.*	375	00	0
The Landlords Reverſion of 20 *l. per annum*, after 10 years being computed by the Table of 10 *per cent.* is worth	079	03	4
Houſe worth before the Fire in all	577	00	0
The Building you may ſuppoſe (to make it of the ſame value) to coſt	300	00	0
The Tenant to pay for his Covenant	050	00	0

The reſt will be 250 *l.* to be paid by the Landlord and Tenant according to their Intereſts.

The Tenants intereſt is 72 *l.* 16 *s.* 8 *d.* out of which he muſt bear his proportion of loſs.

The Landlords intereſt is 452 *l.* 3 *s.* 4 *d.* which is ſix times as much as the Tenants intereſt, and about a third more, ſo that he muſt bear ſix times as much as the Tenant, and a third more.

So that the charge of two hundred and fifty pounds being divided into twenty two parts, the Tenant muſt bear three parts, and the Landlord nineteen, falls thus:

The Tenants proportion	34	01	10
The Landlords	215	18	2
	300	00	0

If the Tenant build, and have Forty years added to his Leaſe, and continue the old Rent.

Twenty

Twenty pounds *per annum*, for 40 years after 10. is worth by the Table of 10 in the hundred 75 *l.* 10 *s.* so that the Landlord is to pay 140 *l.* 8 *s.* 2 *d.* and the Tenant the remainder, which is 159 *l.* 11 *s.* 10 *d.*

The Landlord may bear his proportion by abatement of Rent out of his 50 *l. per annum*, or other-ways.

Tenant Surrender.

If the Tenant is not able to build, or willing to surrender his Lease, what shall the Landlord do in this case?

The Tenant having out of his interest in the estate which is before supposed to be	*l.* 122	*s.* 16	*d.* 8
Allowed for his Covenant	050	00	0
For building according to his proportion	034	01	10
The remainder to be paid to the Tenant by the Landlord, is	038	14	10
	122	16	8

Example the Second.

Suppose a Landlord Let a Lease of a House for 40 years, reserving 38 *l. per annum* Rent to himself, the Tenant by Fine or Building, hath improved the same to 60 *l. per annum*, and hath Leased the same to an Under-tenant, of which term there is 15 years expired, what must the Landlords and Tenants proportions be in this case?

The

	l.	s.	d.
The Landlords Estate of 38 *l. per annum*, computed by the Table of 8 *per cent.* which is worth being so well secured	475	0	0
The Landlords interest of 22 *l. per annum*, after the expiration of 25 years, being computed by the Table of 10 *per cent.*	20	7	0
Landlords interest in all	495	7	0
The Tenants interest of 22 *l. per annum* for 25 years, being computed by the Table of 10 *l. per cent.*	199	13	0
The Sub-Tenants interest being at a Rack-rent, is worth	000	00	00
House worth in all before the Fire	695	00	00

The house to make it of the same value will cost 365 *l.* rebuilding, the persons concerned may bear their proportions as followeth.

	l.	s.	d.
The Sub-Tenant to surrender and to pay a sixth part in lieu of his Covenant, which is	60	00	00

The 300 pound residue of the charge to be born by the Landlord and other Tenant, according to their respective Interests, will fall out thus; the charge being divided into seven parts, the Landlord to bear five; and the Tenant the other two parts.

	l.	s.	d.
The Landlords five parts of the 300 *l.* towards the rebuilding amounts unto	214	5	9
The Tenant for his two parts	85	14	3
	360	00	00

The

The Landlord may inlarge the Tenants term of 25 years, to 40, for which the Tenant may deduct out of the Landlords proportion of building, ſo much as 22 *l. per annum* is worth for 15 years after 25, which being computed by the Table of 10 *per cent.* is worth 15 *l.* 8 *s.* 0 *d.*

If the Tenant will ſurrender his intereſt in the 22 *l. per annum* for 25 years, the Landlord having allowed him 60*l.* by the Sub-Tenant in conſideration of his Covenant, and 85 *l.* 14 *s.* and 3 *d.* by the other Tenant, according to his proportion in the loſs.

The 113 *l.* 18 *s.* 9 *d.* remainder of the aforeſaid 199 *l.* 13 *s.* 0 *d.* may be reaſonable for the Landlord to pay to his Tenant in caſe he ſurrender.

As to the right ſtating of every of theſe Caſes, it is requiſite that theſe queſtions be firſt reſolved.

Firſt, What term the Tenant hath, as 25 years.

Secondly, What Rent he payes, as 38 *l. per annum.*

Thirdly, What the full yearly value the houſe was before the fire, and will be again in probability when built, 60 *l. per annum.*

Fourthly, What the building will coſt? 360 *l.*

Then you may proceed to value the Landlords and Tenants intereſt by the Tables before mentioned, as you may obſerve by the foregoing diſcourſe.

Tenant for Life.

In caſe there is a Tenant for Life, and he Landlord, then he and the Reverſioner may value their eſtates together, and the Tenant for life may value his eſtate at 5, 6, or 7. years Purchaſe, and the Reverſioner at the

the residue according as their Estates may be worth, and so bear their proportions. If more lives than one, you may compute them by the Table of Lives.

Houses as hath been before observed (although they may be of the same rent) are not of the same value which is occasioned by the scituation of the house and conveniency for Trade, as an old house in a By-lane (although at the same rent) is not to be compared with a house in *Cheapside*, nor to be valued at so many years Purchase.

The best sort of houses in a high and principal street, the proprietors interest may be computed by the Tables of 7 or 8 *per cent.*

The Tables for 5, 6, and 7. per cent. are fol. 17. and 20.

The Streets and Lanes of Note by the Tables of 8, and 9, *per cent.* according as they may be valued for Trade, *&c.*

The worser sort of buildings by the Tables of 9 & 10 *per cent.*

A Ground-rent, Rent-charge, or such like by the Tables of 5 and 6 *per cent.*

Example the Third.

Where *A.* letteth ground to *B.* to build at 10. *per annum* Rent, *B.* builds and makes the same worth besides the Rent 40 *l. per annum*, *B.* Leaseth the same to *C.* who makes the same worth 30 *l. per annum* more.

A. his Interest 10 *l. per annum*, may be valued by the Table of 5 *per cent.*

B.'s Interest of 40 *l. per an.* by the Table of 8 *per cent.*

C.'s Interest of 30 *l. per an.* by the Table of 10 *per cent.*

So that it is plain, the charge of the building being known, and the value of every mans intereſt (if there be twenty concerned) being found by the ſix Tables before mentioned, the Sub-Tenant having paid a ſixth part for his Covenant, the reſidue to be born according to the Landlords and Tenants reſpective Intereſts, follows a courſe.

Leaſes held from Corporations.

Leaſes held from the City, Halls, Colledges, Hoſpitals, Biſhops, Dean and Chapters, and ſuch like, have for the moſt part ſmall Rents reſerved on them, ſo that you may obſerve by the computations before mentioned, that the ſmaller the eſtate is, either of Landlord or Tenant, ſo much the leſſer will their proportions be in the charge of rebuilding; ſo that in moſt ſuch caſes where the Rent is ſmall, the Landlord may bear his full proportion by inlargement of the Tenants Term, without abatement of any Rent. You may likewiſe find out what abatement of Rent or inlargement of Term may be reaſonable, in caſe the Landlord have a great Rent reſerved.

Where the Landlords Rent appears to be a Ground-rent, it may be valued as in the foregoing Chapter.

Two Months Rent.

As for the two Moneths Rent from *Midſummer* to the Fire, it is but reaſonable that the Tenant ſhould make allowance for it one way or other.

In

In such cases where the Builder cannot have his Title or Agreement confirmed to him by his Landlord being an Infant, Bishop, Dean and Chapter, who are disabled to make any Lease above 41 years, or in other cases.

In such cases it is convenient for the Tenant or Builder to have his Lease or Term ratified by the Honorable Court of Judicature.

To find the true value of any house when built, is to consider what rate houses in good repair did yeild in the same place before the late Fire, and not to compare them with such houses that had their valuation from the reputation of any Trade. If it was before the Fire an old house, and would yeild to be let to most sorts of Trades, 40 *l. per annum*, it is but reason to suppose that a new house may do the same: Some ground for building of houses will be much bettered, being in Alleys, and now made Lanes; others being narrow, and now made wider, which things ought to be regarded, as to their valuation when rebuilt.

If the house to be built in a High Street or Lane of Note, be of the dimensions of any houses hereafter computed; you may either make use of the same computations, or compute them by the rules there mentioned, they being computed at the most probable rate as materials are supposed to be at, during the rebuilding of the City: the computations following are supposing all materials new, and making the same Tenantable, and the materials as the buildings are supposed to be built with, are of the best sort.

The builder hath allowed him by virtue of these com-

computations 10 *l.* in every 100 *l.* as he is to expend in building, which is a good improvement of his money, and so a good incouragement to build.

The Builder may add to the computations hereafter mentioned 5 *l.* in every 100 *l.* for the hazard the Builder runs in the proof of his building, and for several small petty expences incident to the same; as the Money expended in meetings, making Contracts, and given to Workmen for Morning-draughts, and such like expences, although but small in themselves, yet many of them amount unto a Sum.

The Builder may have allowed him one year for his building, before he pay any Rent, or more, as the place may be scituate from the buildings that are standing, and the place convenient for Trade.

Where there is a Tenant that is a poor man, and the Landlord know him to be so, and that he is not able to give the Landlord satisfaction for his Covenant; in such case the Landlord would do well to accept of his Lease, and discharge him of his Covenant.

ADVICE TO THE CITY BUILDER

The Second Book.

FIrſt, let him get his foundation cleared, and [illegible] Bricks and Bats laid up againſt there be uſe [illegible] the ſame, or elſe let them be wrought up in the Fou[illegible] dation; let him likewiſe get all his Rubbiſh ſifted a[illegible] cleanſed, and to take notice what quantity there be the ſame, and ſo value the ſame according as di[illegible] ction is hereafter given; let him obſerve that he do[illegible] deal with honeſt workmen, as near as he can, a[illegible] ſuch as are able and willing to perform what th[illegible] ſhall undertake, whether the ſame be by the great[illegible] otherwiſe: And let him make choice of ſuch a Mas[illegible] Workman as will ſet his helping hand to ſet the wo[illegible] forward; ſuch a Workman will afford to do his wo[illegible] cheaper, than others who walk with their Rules[illegible] their ſides, and it doth very much diſcourage th[illegible] from idleneſs who work under him.

In caſe where Carpenters, Bricklayers, Laboure[illegible]

or other Artificers, having undertaken work by the Great, Month, Week, or otherwise, do depart their work without just cause, as the not payment of wages, or the like; the party grieved may have such Offender before two Justices of Peace, who have power by virtue of the Statute of Labourers, made 5. *Eliz.* 4. to Imprison such Offender for the space of one Month without bail, and such Offender doth forfeit 5 *l.* for every such Offence, the person grieved having notwithstanding such punishment, his losses and dammages to be recovered at the Common Law for his loss sustained. The builder hath likewise a provision made against such Offenders by the late Act for Rebuilding the City.

Let him observe that his materials be good; so as to make substantial work, and that his bricks be well burnt, which he may know by their colour: bricks well burnt looking on a deeper red than those which are not, and if you strike them with any thing, they will make a brisk sound, and not be subject to moulder and break to dirt as others will. Let the builder make election of bricks that are made of a mould that was digged up in the winter, and laid a frosting, it being very advantagious to the substance of the brick. Let him take such like observation as to Tyles, as to their colour, and as to their tinckling, when struck so, that he may find whether they are made of a good mould, and whether well burnt or not; let him take care that his Lyme be well burnt, and not by halves; so that the same be half Chalk in stead of Lyme, which is very disadvantagious to the strength of the building, and is dearer to the builder; let the Sand he mixes with his Lyme be as fine as he can conveniently get.

Let him look carefully that he hath his just number of Bricks and Tyles, and that the same be handled carefully to avoid breaking, and that he hath his due proportion of Lyme, and that their Bags be good measure, and honestly filled, there going twenty five Bags or Bushels to an hundred of Lyme; and that he hath his due proportion of sand.

Let him in the buying his Timber buy the streightest he can light on, there being lesser loss in cutting such, than in other, and the same be well dryed, sound and fit for use, so that the same shall not be subject to shrink or diminish; let him take the same consideration as to his Boards.

Let his Laths be good Harth-Laths, and his Pins or Pegs for Tyling of good Oak.

Let him observe that his materials be well tempered, and fit for the use as they are to be imployed on some sort of work requiring finer materials, than others, as shall be hereafter shewed.

Let him observe that his Lindals or Breast-plates Summers or what e're they be, he laid, so that they may be able to discharge the stress as the same is to bear; and let him consider before he make any progress in his work, that his house, when built, will rend him Eight pound in the hundred at least for every hundred pound expended, or else it will not be worth his Building. And let him be sure that all things be apportioned and made according to the direction set down in the Act of Parliament for rebuilding the City; and such other things as shall be requisite for his observation, let him observe in the ensuing Discourse.

An Inspection into the Artificers respective Mysteries imployed in Building.

BEfore I make mention of any peculiar sort of Building, it will not be unnecessary for to give the Builder some insight into the Artificers respective Trades, as are concerned in Building, that he may the better know how for to make his Bargain, and deal with them.

Brick-layer.

As to the Brick-layer, who doth for the most part agree by the Rod, which is Sixteen Foot and a half square every way, and two hundred seventy two foot in all, the rate demanded by many of them is seven pound a Rod, and they to find all materials, or forty shillings a Rod, and the Builder to find them.

Note that they reduce all their work to one Brick and a half, and so measure the same.

I shall shew what a Rod of work may be reasonably worth, computing all materials and Workmanship at the now rate.

You may reckon that every Rod of Brick-work being reduced to one Brick and a half, will take up Four thousand and five hundred of Bricks, for which if you reckon Sixteen Shillings for every thousand comes unto three pounds twelve shillings: of work doth usually take up an hundred ter of lyme, for which if you reckon af-

ten ſhillings a hundred, it amounts to twelve ſhillings and ſix pence: every hundred of Lyme requires two load and a half of Sand; which if you eſtimate at three ſhillings *per* load, and for two load and a half, it comes unto ſeven Shillings and ſix pence. As for workman-ſhip, it is commonly accounted amongſt ordinary Workmen, that three indifferent Brick-layers and three Labourers to make and ſerve them with Bricks and Mortar, are able to erect a Rod and make every day of low Party walls, and ordinary work; you may reckon that they are not able to do ſo much of Front-work, and Arching-work for windows, and that it doth require ſome ſmall time for to fit their Scaffolds, which is ſome loſs in their work: ſo that if you give the Brick-layers after the rate of three ſhillings a day, and the Labourers one ſhilling and eight pence, the Workmanſhip for Brick-layers and Labourers, reckoning that a Brick-layer is able to lay (taking the Front and Arch-work, with the Foundations, and party walls) a thouſand Bricks every day, one ſort of work with another: a Rod of Brick-work after that rate for Workman-ſhip, will amount unto about 21. ſhillings; and for the Maſter Workman for the ſupervising them, and for his Scaffolds, five or ſeven ſhillings a Rod. You may compute the ſame to amount unto ſix pound a Rod, which may be reſonable for an agreement by the Great, Materials and Workmen being at the rates before mentioned; or if it be only for Workman-ſhip, you may allow, taking the better ſort of work with the worſer, one pound eight ſhillings for every Rod, there being a Maſter Workman. Or for their ordinary work, four or five and twenty ſhillings: And for their extraordinary work (having their Bricks that front the Street rubbed, which coſt ſeven or eight pence the hundred rubbing)

rubbing) thirty four or thirty five shillings a Rod, it may be reasonable: But if you agree by the Great, at the rate of six pound a Rod, materials and workmen being at the dear rate before mentioned, you have that into the Bargain, the ordinary rate for this sort of Brick-work before the late Fire, was five, or five pounds five shillings at the most for every Rod.

Many workmen had rather agree by the Great, and find all materials, than for Workman-ship only, the reason is that they do buy their materials at cheaper rates than those out of whose sphere it is, and so have profit not only by the materials, but the profit allowed for Workman-ship, and they do sometimes buy very great pennyworths in old Rubbish, some owners not knowing how to value the same, are glad to be quit of it at any rate. In Rubbish there may be many Bricks and Bats which are as useful as if they were new, they being sometimes forced to break whole ones for their use. The Rubbish of Sand and Lyme is likewise very good, and doth sometimes require no more than an hundred of Lyme to four load of such Rubbish, there being according to that account an hundred of Lyme in that four load, which, as is before computed, is worth about twenty two shillings, whereof if you deduct ten shillings for the clensing the same, it is worth about three shillings a load to the owner; Lyme being the better for burning, and for use, when the same doth come to be wet again. *Rubbish of Sand & Lyme*

Let the Builder take care if there be any Salt-Petre in the earth as he digs out of his Cellar, that he do not mix the same with his Lyme, it being very apt to dissolve in its change of weather, and so spoil that which is placed against the wall, and doth likewise weaken the Building.

Brick-layers will many times demand running measure, for rubbing the Front, besides the fair allowance before mentioned, running measure being nothing else but the reckoning Shop-windows, Balconies, Doors, and other Doors and Windows into their Brick-work, which may in some Building (if deducted) amount unto three or four Rod of work, which is very considerable, and not to be allowed unless upon good consideration.

Chimney-work.

Brick-layers do often agree for Chimney-work by the Rod, and have after the same rate as they have for other work by the Rod, and about ten shillings more: but by reason there is some difficulty in measuring such work, they do for the most part agree for so much a Fire or Chimney-Hearth.

Suppose that your Chimney-work one with another, will take up for every Chimney one thousand five hundred of Bricks, which amounts unto one pound four shillings, Mortar six shillings, for plaister for the inside of the Chimney, which the Artificer doth many times mix with dung, for the better binding of the same, two shillings; for Workmanship of every Chimney from the bottom to the top, fourteen or fifteen shillings, it comes unto two pounds and six shillings for every Chimney, which may be reasonable for the Brick-layer to take and to find all materials, and fourteen or fifteen shillings a Fire or Hearth, and the Builder to find them.

They do all sorts of Arch-work for Cellars by the Rod, and may reasonably have nine or ten shillings a Rod more for this sort of work than other plain work,

it

it requiring more art and paines, in fitting their Frames for the making and laying the same.

A Rod of Brick-work one brick thick, doth take nigh three thousand of bricks, and twenty one bags of Lyme, and one load and three quarters of Sand.

A Rod of Brick-work, a brick and a half thick, takes up four thousand five hundred of bricks, an hundred and a quarter of Lyme, and two load and a half of Sand.

A Rod of Brick-work two bricks thick, doth take up six thousand of bricks, forty two bags of *Lyme*, and three load and a half of Sand, and something more.

A Rod of Brick-work, two bricks and a half thick, takes up seven thousand five hundred of bricks, fifty two bags of *Lyme*, and four load and a quarter of Sand.

A Rod of Brick-work, three bricks thick, takes up nine thousand of bricks, sixty two bags of *Lyme*, and a little more, and five load of Sand.

Tyling.

The Brick-layers do for the most part agree for the Tyling of Houses by the square, which is ten foot every way, and a hundred foot in the whole; they demand very largely for this sort of work, some of them demanding forty shillings a square.

A square of Tyling takes up about seven hundred of Tyles, which if you compute at the rate of one pound five shillings a thousand, it comes unto seventeen shillings and six pence: Harth-lathes which are sold by the bundle or hundred, and about twenty pence a bundle or hundred. Peggs for Tyling, by the

the bushel, and about two shillings and six pence: So if you reckon for Lathes, Peggs, and Nails three shillings; for Mortar, which is not much finer than that for Brick-work, but must be better wrought and drier, you may reckon that it may reasonably take a fifth part, of so much as is allowed for a Rod of Brick-work, for which you may reckon four shillings and six pence, or five shillings; for workmanship, for every square three shillings, two reasonable Brick-layers and three Laborers being with much ease able for to lathe and lay four square every day; to which you may adde one shilling for every square for the Master Brick-layers super-vising them; for which if you agree by the great, and the Work-man to finde all materials, you may give for every square of Tyling twenty nine, or thirty shillings, materials being at the Rates before mentioned.

For workman-ship of every square only three and six pence, or four shillings: some will inform the Builders of the great loss, as happens by broken Tyles, which is something, but not much; they making use of most halfs and pieces of Tyles in one place or other; but notwithstanding in the allowance of thirty shillings a square, there is enough for the loss.

If you lay six Lathes in every two foot, the Tyles will be four inches distance from each other; every square will take up six hundred of Tyles.

If you lay seven Lathes in two foot, the Tyles will be distant from each other about three inches and an half, and will take up seven hundred of Tyles, which is the most usual and best way of Tyling.

If you lay eight Lathes in two foot, it will be distant three inches, and will take up eight hundred of Tyles.

Note,

Note, *That you have ten Ridge-Tyles to every thousand.*

Before the late Fire, twenty and five shillings a Square for Tyling, was the common Rate.

They agree for the laying of ten Inch Tyles, for Pavements for Cellars and Kitchins, by the hundred: Suppose an hundred of Tyles will cost ten shillings, they will finde Mortar and lay the same for four shillings an hundred, or fourteen by the great.

Carpenters.

CArpenters do for the most part deal by the square, which is ten foot every way, and an hundred in all. They agree so for their Flooring, Partitioning, Rafftering, and have several prices for every sort of work, according as the same may be. For Stair-cases, they either agree by the whole, or by the step; for their Windows they agree for so much a light. Of every particular I shall give the Builder some insight.

Flooring.

Suppose that six square of Flooring will take up three load of Timber, and that the same will cost two pounds fifteen shillings a load, (a load being fifty foot) which comes unto for three load, eight pounds and five shillings; you may reckon that the Sawyer hath one load with another (taking the better work with the worser, as Summers, Breast-plates, with Joysts, Rafters, and Window-frames) eight shil-

ſhillings : The Carpenters workman-ſhip for framing, raiſing, and laying every ſquare of ſuch work at five ſhillings, which comes unto for ſix ſquare one pound and ten ſhillings; And the Summers, Joyſts, Sawing, Framing, and Raiſing for the ſix ſquare, nine pounds and nineteen ſhillings.

Every ſquare will take up at the leaſt eleven or twelve boards, they being ten, eleven, or twelve inches broad one with another, and about ten foot long; the rate of ſuch boards you may reckon at ſeven pounds ten ſhillings for an hundred, which for every ſquare comes to fifteen ſhillings, and for the whole ſix ſquare it comes to four pounds and ten ſhillings: to this you may adde four ſhillings for plaining, laying, and for nails, and nayling every ſquare; And for the ſix ſquare it comes unto one pound and four ſhillings; in all for the boarding five pounds fourteen ſhillings. And if you ſum the Joyſts and Flooring together, it comes unto ſixteen pounds thirteen ſhillings; which if you divide into ſquares, it comes unto two pounds fifteen ſhillings and ſix pence a ſquare, which may be reaſonable, every ſquare taking up ſo much Timber, Boards, and Nails, and being at the rates before mentioned.

Note, That every ſquare of Flooring doth not take up ſo much Timber; this being onely ſet down for demonſtration.

2. If you agree with the Maſter-workman by the great for this ſort of work, and he finde Nails, Sawing, Framing, and Laying, it may be worth fourteen or fifteen ſhillings a Square, which you may compute for the Sawing, as aforeſaid, four ſhillings for Framing and Laying a Square, one indifferent workman being with eaſe able to frame near two Square every

every day; so that if you reckon that he is able to frame and lay a Square one day with another, it taking some time in fitting the same to the Building, for which you may reckon five shillings; for plaining the boards, and shooting them for a Square, two shillings; for laying and nayling them, two shillings; which comes to in all thirteen shillings: so that if you add for the Masters supervising them, you may make the same up fourteen or fifteen shillings, for sawing, framing, raising, playning, shooting, and nayling, which is reasonable.

3. Before the Fire, work-men would have afforded to have framed, raised, and fitted a Square of such Flooring as is before mentioned, and have found all materials, the Joysts and Summers being Oak, and such Deals, for forty eight shillings the Square; and if the Summers and Joysts were to be made of Fir, they would frame the same for forty four, or forty five shillings; the price of Fir-timber being doubled since the late Fire.

Yellow Fir, called *Dram*, and comes from *Longlound*, *Tonsberry*, *Swinsound*, *Mosse*, *Dronton*, *Bergen*, and other places, is the best sort of Fir for flooring, and is longer than the white Fir; this sort of Fir is very scarce and dear at present. Deals of fourteen or fifteen foot long, and of fourteen or fifteen inches broad, are most decent for Flooring, although they usually have more than twice the rate of ordinary Deals.

The usual loss in Oaken Timber in Slabes, and in Sawing, it being indifferent streight, and fit for the use of building, is about six foot in every load, the loss in Firr is not half so much.

Parti-

Partitioning.

Suppose the principal Timber in a Partition-wall be four and three inches, ſmaller Timber, three and two inches; a ſquare will take up ten foot of Timber, for which you may reckon eleven ſhillings, for the Sawing of which one ſhilling and ſix pence, for the the framing, fitting and Nailes five ſhillings and ſix pence; which being computed together, amounts unto eighteen ſhillings for every ſquare.

Note, *That into the ſquares of Partitioning they reckon Door-Frames, and that ſeven, eight, or nine ſhillings may be reaſonable for the Workman-ſhip of Partition-Walls, and for Nails.*

Mantel-trees and Forſells.

For fitting of Mantel-trees and Forſells (the Timber and ſawing being at the charge of the Builder) one ſhilling for every Chimney.

Wall-plates, Lindals, and ſuch like, uſed by the Brick-layers, to defray the burthen of their work, hath no work performed by the Carpenter, except ſawing, which you may reckon as aforeſaid.

Window-Frames,

They uſually agree for Window-frames either by the Great for Workman-ſhip, the Builder finding materials, or to find them themſelves: they uſually reckon

reckon them by the light. Suppose that a Window hath four lights, and double rabbetted for Ornament; it will take up seven foot of Timber, for which you may reckon seven shillings and seven pence; for the sawing, one shilling; for Workmanship, three shillings and four pence, which is for every light without sawing, ten pence, and with sawing, one shilling and one penny a light; and for the whole four lights, twelve shillings, and one penny, which is three shillings a light; there being so much Timber and Workman-ship in the same: Windows with single Rabbets may be afforded one penny in every light cheaper than others. This is the usual way as they agree for Windows, let the same have as many lights as it will.

Twelve pence a light for workman-ship is a fair allowance.

Shop-Windows.

Suppose a Shop-window to be twenty foot front, and the entrance, or door into the house, to be in the middle, and to be three foot and a half, to be made according to the Act of Parliament.

The Breft-summer will take up twenty six foot of Timber, the Supporters by the Door and in the Windows over the Door, twenty four foot, the ground-plate sixteen foot, the two Supporters by the wall eighteen foot, the two Transums for the Stalls eight foot, for two bars to fasten the windows four foot; it will take up in Timber in all about ninety six foot, for which you may reckon five pounds and six shillings; for sawing of the same, fifteen shillings, for framing and fitting all the aforesaid Timber, one

pound

pound and five shillings; for making a good firm door of board, lyn'd with thin Deal, and glewed, with handsome ledges or battoms for ornament, eighteen shillings; for Shop-windows made after the same manner lined, and with ledges for ornament, there being two Windows, and each to cover forty two foot, and to be folded up with a Bar to fasten the same when shut, three pounds and five shillings. For Iron hinges to the Door, six shillings eight pence; for two Bars of Iron over the Door, two shillings; for a Lock and Staple substantial, ten shillings; for eight pair of hinges for the Windows, at three shillings a pair, one pound four shillings; for Hooks and Staples, six shillings eight pence; the same in the whole for Doors, Windows, and Smiths work, will amount unto about thirteen pounds, eighteen shillings and four pence.

And about six pounds nineteen shillings a square for this sort of work.

Roofing.

They usually agree for the Roofing by the Square, which is ten foot square as aforesaid, they do this by the Great for Workman-ship, or for Workman-ship and Materials. Suppose a Roof that is twenty foot wide and thirty foot long, the principal Rafters being nine and seven inches the Purloins, twelve and nine inches, the Wall-Plates eight and six inches, the small Rafters four and five inches, the Coller-beams six and three inches, this will take up to make the same in all two hundred foot of Timber, which is for every square about twenty two foot and a quarter, allowing usually waste in Timber. The Timber is

in all you may reckon (at two pounds fifteen ſhillings a load) eleven pounds; for ſawing of the four load (at eight ſhillings a load) one pound twelve ſhillings; for Workman-ſhip, in framing raiſing and fitting (at eight ſhillings a ſquare, being for the whole nine ſquare) three pounds twelve ſhillings, which amounts in all for the ſaid nine ſquares, ſixteen pounds four ſhillings, and for every ſquare one pound ſixteen ſhillings, which is reaſonable, and may be afforded.

For Workman-ſhip and all materials to be found by the Carpenter, except Timber, twelve or thirteen ſhillings a ſquare is reaſonable.

Note, That the Windows erected in the Roof are always meaſured into the ſquares, and it is accompted amongſt Workmen to take up no more Timber, than if it were not, ſo that it doth make good the ſame.

The ordinary way of computing how many ſquare of Raftering there will be in a Roof, is firſt to conſider how much the ſame is upon the ſquare, as in the foregoing Diſcourſe: If twenty foot wide, and thirty foot long, which you may reckon after this manner, twenty times thirty is ſix hundred foot, to which add the half to what is upon the ſquare, which is three hundred, and being added together make nine hundred; every hundred being a ſquare, there is nine ſquare; that is a general rule in computing Roofing.

Stair-caſes.

The uſual way for agreeing for this ſort of work is either by the Step, or by the Great, of both which I ſhall give you ſome accompt.

First for a pair of open Newel-Stairs (which are Stairs with a well or light coming from the top.

Suppose that the Stairs that are to be carried through the whole Building, are to be placed in eight foot, and five foot and a half, the Stairs being three foot wide all the way, the open Ewell will be five foot: admit that there will be seventeen Steps, which must be made of Elm for the toughness of it, being fittest for this use; it may be worth two shillings and four pence every Step for Workman-ship and Materials, which being reckoned altogether, amounts unto one pound nineteen shillings and eight pence. To this you may add for Posts, Rails, Bannisters, Pendalls, and Balls for conveniency and ornament, one pound ten shillings, which amounts unto for the whole Stair-case and for all materials, three pounds ten shillings; and for every Step reckoning the Rails, Posts, &c. something more than four shillings a Step.

Note, *That you may make these Stairs either Hanbpace-stairs, and so have one or two landing-places, or else flyers and winders, which are plain, and triangular Steps without any Landing-place. For an ordinary Stair-case, that may be comprised in six or seven foot, only with flyers and winders, it may be reasonably worth two shillings six pence a Step, and the Workmen to find all materials.*

And if the Owner finds them, then Eight pence or nine pence for every Step.

Plaisterers

Plaisterers.

You may reckon that an hundred of Lyme, which is worth ten shillings, and half a load of Sand that is worth one shilling six pence to mix with the same, and five Bushels of hair worth seven shillings six pence, will cover one thousand of Laths that are five foot long, and worth one shilling eight pence a bundle or hundred, which for a thousand is sixteen shillings & eight pence, which for all materials, amounts to 1 l. 15 s. 8 d. to which you may add 14 s. 4 d. for Workman-ship in Lathing and Plaistering, it amounts unto 2 l. 10 s. which is after the rate of ten pence for every square yard of work, for Ceeling or Partition-walls; a thousand of Laths covering sixty yards of Plaistering.

Every hundred of Laths cover six yards of Ceeling or Partitioning; Partition-walls you may have Lathed, Plaistered, and Rendered for one shilling a yard.

For Lathing and Plaistering against Ceelings and Partitions, ten pence a yard, and they to find all materials; or two pence half penny or three pence a yard, and the owner to find them.

For white washing with size, two pence every yard.

For Rendring, two pence a yard.

Plaistering upon Brick-work, is worth four-pence a yard, and to find all materials; for Workman-ship it is worth one penny or three half pence the yard.

Fret Ceeling, the Mouldings being five inches deep, and full of fine work, with divers inrichments in Moulding and Fouldage in Squares and Angles,

the Workman-ship may be worth four shillings a yard flat measure.

Half a Tun of Plaister of *Paris* will lay fifteen yards of Lath-work, and as much more upon Brick; it is worth one shilling six pence the yard to be cast upon Laths, and about nine pence a yard to be cast upon Brick.

Masons.

For Peer-stones on both sides the Building, fronting high and principal Streets, at five shillings the foot, the Mason to find stone, and one shilling a foot for Workman-ship.

Paving with *Portland* stone, eight pence a foot.

Paving with white and black Marble, at two shillings and eight pence the foot.

Paving with ordinary paving Stones for Kitchins and Yards, seven pence or eight pence a foot.

Smiths-Work.

Iron Bars, Hinges, Bolts, Staples, great Hooks, and such like plain-work, are worth two pence half penny, or three pence the pound weight.

Iron Casements about two foot and a half high, about three shillings six pence, or four shillings a peece.

Folding Casements about the same height, with Bolts and other accoutrements is worth eleven or twelve shillings a pair.

Iron Casements of three foot or something larger, four shillings and six pence, or five shillings a pair.

Folding

Folding Casements for the same bigness, fifteen or sixteen shillings a pair.

Iron Balconies made plain and Rivetted, are worth three pence half penny a pound.

Iron work is either dearer or cheaper, according as the price of Coals either rise and fall.

An Iron Balconie made with a plain Bar, and a twisted one, and the principal Bars twisted, the small Bars being about two inches and a half, or three inches distance from each other, and a principal twisted Bar with a knob in it, in every yard or four foot, is worth five pence the pound, or five pence half penny or farthing. Every yard to make it substantial and good work, will weigh about Seventy and five pound weight, and a Balconie of ten foot will weigh four hundred and fifty pound weight, being with the two sides Eighteen foot, which is six yards, and at five pence a pound it amounts unto nine pounds seven shillings and six pence for a Balconie.

Note, *That they weigh with the Balconie, the Bars that are to fasten the sign thereunto.*

A plain Balconie for the Dimensions aforesaid made very slight, may not be worth above three pence half penny the pound, or four pence at the most; and will not weigh above three hundred and fifty pound.

Plummers.

Sheet-lead weighing about six or seven pound every square foot, they will cast the same and lay the same for three shillings a hundred; and it being fif-

teen pound a Fother, they will lay it for eighteen shillings a hundred, and find Lead.

For Leaden Gutters for every hundred weight and to find Sawder, three or four and twenty shillings, and about eight shillings an hundred for Workmanship and Sawder, Sawder is about eight pence per nine pence a pound.

In exchange of old Lead for Sheet-lead, they will accept three shillings in every hundred for waste.

Glaziers.

The best French Glass wrought with good Lead well Simmoned, is worth Sixteen pence a foot; it's very scarce now, and consequently dear.

English Glass with square panes is worth six pence half penny or seven pence a foot; some will take six pence a foot.

Ordinary Glass for quarries at five pence, or six pence half penny a foot.

Observe that the Glasier doth not put amongst the white Glass, green.

Painters.

For a fair Stone-colour laid in Oyl for Windows, Doors, Rails, and Bannisters for Stair-cases, Shop windows and Mundilions, is worth twelve pence the yard being coloured over thrice.

For a Timber Colour in Oyl over Doors and Windows, at nine pence a yard.

For a Door painted on the one side with a Stone-colour, twelve pence a yard.

And for a light of a Window six pence.

For a Lead-colour in Oyl, nine pence or ten pence a yard.

Painter

Painters work of ordinary lights of Windows in Oyl at six pence a yard, or three pence a light.

For Painting the best *Cerulian* or Blew colour in Oyl 1 *s.* 6 *d.* a yard.

Joyners-Work.

All Ballisters at one Penny an inch upon the Diameter of the Ballister, so if two inches over, two shillings a Dozen; and if six inches, six shillings a Dozen.

Heads and Pendants being four inches Diameter at four pence a head; six inches Diameter, six pence a head.

Balls twelve inches Diameter, two shillings and six pence a peece.

Carvers.

For Bandilivers about eighteen inches deep, and eight inches broad, handsomly Carved with flowers or other work, at five shillings a peice Carving, only to be placed under the Roof fronting the Street.

There is those that do it for four shillings a peece; but very ordinary work.

Experience tells us, that as times change and occasions differ, prises may alter; that therefore is left to the Builders discretion to make enquiry into. I shall now proceed to give an accompt what several Houses to be built according as direction is set down in the Act of Parliament, may be worth; Materials being at the rates as are there supposed.

How Houses must be Built in high and principal Streets:

HOuses which front high and principal Streets, are to be four Stories high besides Cellars and Garrets, the Cellar not to be less than six inches lower than the Street, nor more than eighteen inches, the Cellar not to be less than six foot and a half. The first Story to be ten foot high, the second ten foot and a half, the third nine foot, the fourth eight foot and a half: All the walls in the Cellar that are front and reer, to be two Bricks and a half thick.

Front and reer walls in the first Story to be two Bricks and a half thick, and the party-walls of the first Story two Bricks thick, and the other three Stories both front and reer, and party-walls to be of the thickness of one Brick and a half, and the Garrets to be one Brick at the least.

These Buildings are to have Iron Balconies of the breadth of four foot, and the length of two thirds of the front at least, the rest to have a Penthouse of the same bredth, covered with Tyles, Lead or Slate.

What several Houses in high and principal Streets, and in other Streets and Lanes of note, may cost building.

A Computation in a House that is to be built in a high Street, according to the Statute, and is to be twenty foot Front, and forty foot in depth, you may reckon your Brick-work and the rest of the building after this manner.

First, as to the Party-walls.

The Cellar being six foot and a half, and ten inches being added for the room taken up by Summers and Joysts, is seven foot and four inches; and so you may add as followeth, into the Brick-work.

	Foot.	Inches.
The Cellar	07	4
The second Floor	10	10
The third Floor	11	4
The fourth Floor	09	9
The fifth Floor	09	3

Which being all joyned together, from the Cellar to the Roof, it amounts unto 48 6

	Rood.	Foot.
Which being computed at a Brick and half for one Party-wall is	7	290
For both Party-walls	15	188

To this you may add for the surplusage of one Brick in the Cellars, 209 foot for one Party-wall, it being reduced to one Brick and a half.

For both the Party-walls	001	146
The surplusage of half a Brick for one Party-wall in the first Story, being reduced to one Brick and a half	00	177
For both Party-walls	00	354
The Party-wall, or Gabel-end, and brick-work in the Garret, being reduced to one Brick and a half, will take up	00	220
Both Gabel-ends	00	440
All the odde feet of one Party-wall, reckoning the Garrets, in all amounts unto	03	220
And both the Party-walls amount unto	06	040

One

	Rods.	Foot.
One Party-wall altogether, will be	10	020
Both the Party-walls will be	20	040

One Party-wall at 6*l.* a Rod, amounts unto 60*l.* 8*s.* 10*d.* Both Party-walls unto 120*l.* 17*s.* 8*d.*

Every Rod of this sort of Brick-work, is worth for workman-ship 25*s.* a Rod.

Every foot of Brick-work is worth five pence farthing a foot; and in that computation is one shilling less in a Rod of Brick-work than six pound.

Let the Builder observe that there be no Sammel-bricks made use of, not so much as in the Choar of the Foundation, and that the ground whereon the Foundation is to be laid, be well rammed.

Where the Foundation is to be placed in a Bog, or infirm Ground, which may probably be near the *Thames*, and other places, there it will be convenient for the Builder to drive Timber-stakes, so to make the same as firm as he can; for if the Foundation should slip, or give way but one inch, it would make a crack in that side of Brick-work from bottom to the top, if not endanger the whole Building.

Let the Mortar be well tempered, being unequal in thickness it may cause the Work to settle more in one place than in another near to the Brick-work in Front and Reer.

	Rods.	Foot.
There being in the whole, running measure,	6	200
The surplusage of one brick in the Cellar, is	0	198
The surplusage of one brick in the first Story, is	0	286
The whole Front and Reer-work, running measure, is	8	142

You

	Rods.	Foot
You may deduct for four Windows in the Cellar nine foot apiece, which in brick-work being five half bricks thick, is in all	0	60
For the Shop-windows, being five half bricks thick	0	314
For two Windowes and a Door in the Reer	0	117
For two Windows forty foot, and a Balcony-door thirty five foot	0	75
For three Windows backwards	0	60
For six Windows in the third Story	0	120
For six Windows in the fourth Story	0	90
The whole deduction is 836 foot, which is	5	20
So that the whole Front-work and Reer-work is	5	122

Which is worth after the rate of six pound a Rod, thirty two pounds fifteen shillings.

Note, *That this sort of work to be Rubbed, and the Windows and Doors being Arched, is worth thirty four, or thirty five shillings a Rod. And to erect the whole Work at six pounds a Rod, they may perform this into the bargain; materials being at the rates before mentioned.*

In this Building suppose there be nine Chimneys, which being reduced to a brick and a half, will take up three Rod of work; every Chimney taking fifteen hundred of bricks, for which you may reckon seven pound a Rod, which is one and twenty pounds, and two pounds six shillings eight pence a Chimney.

Note,

Note, That if your Stack of Chimneys be placed against a Party-wall, it may be erected about ten shillings in every Chimney cheaper, or six shillings eight pence at the least, it taking up three hundred, or four hundred brick less: After which reckoning, the Chimney comes unto forty shillings a piece, and eighteen pounds in the whole. The Chimneys in this building, as you may observe by the Plat-form, is placed in the Party-wall. But in the whole building, it will be much at one charge, the Chimneys being placed in the middle, take up so much the less Timber in Partitions, and the Stack does sometimes serve to lay Joysts on, in stead of a Summer or Girder.

The Cellar to be paved with Ten-inch Tyles at fourteen shillings a hundred, will take up one thousand and eighty Tyles; which may be valued at seven pounds eleven shillings and two pence.

To pave the aforesaid Cellar with brick, it will take three thousand and five hundred bricks; for which you may reckon for bricks, mortar, and workmanship for laying the same, four pounds and ten shillings.

For six Ten-inch Tyles for every Chimney, and for the nine Chimneys fifty four Tyles, and for laying them, eight shillings.

Next,

Next, as to the Carpenters Work, for the Dimensions aforesaid, the Summers and Joysts being laid as in the Platform.

The two first Girders, or Summers being to be according to the Statute, fourteen inches broad, and ten inches deep, being from eighteen to one and twenty foot long: The Joysts adjoyning to the same to be three inches thick, and six, seven or eight deep, being ten foot long.

The

The third Summer to be seven inches broad, and eight in depth, being from ten foot to fifteen foot in length.

The fourth being a Cross Joyst or Girder, must be stronger than the other Joysts; because of the discharge of the Stairs you may reckon of six inches broad, and eight inches deep.

The Joysts adjoyning to the same to be three inches broad, and six, seven, or eight inches in depth.

The fifth Summer to be fourteen inches in breadth, and ten inches in depth.

The sixth Summer to be thirteen inches in breadth, and nine inches in depth, being about fifteen or eighteen foot long. The Joysts to be three inches, and six, seven, or eight inches as aforesaid.

The three Joysts for the discharge of the Chimney-work to be six inches broad, and eight inches in depth.

The first Summer or Girder takes up eighteen foot of Timber.

The second Summer or Girder takes up twenty foot of Timber.

The four hundred and twenty Joysts adjoyning to the same, take up thirty three foot, and four hundred thirty two inches; every Joyst being nine foot and a half, takes two thousand three hundred ninety and four square inches, being three inches thick, and seven inches in depth.

The third Summer being nine foot, will take up five foot, and eight hundred fifty and six square inches.

The fourth being a Cross Joyst, or Girder for the Stayrs, will take two foot, and five hundred seventy and six square inches.

The twelve Cross Joysts, every Joyst being seven foot

foot long, and three inches in thickneſs, and ſeven inches in depth, every Joyſt will take up one thouſand ſeven hundred ſixty and four ſquare inches, and the twelve will take up twelve foot of Timber, and three hundred and fifty and two Inches.

The fifth Summer will take up twenty ſquare foot of Timber.

The ſixth Summer being nine and thirteen inches, will take up eleven foot of Timber, and one thouſand fifty and two Inches.

The twenty Joyſts, with the three Joyſts for the diſcharge of the Chimney, will take up in all eight and twenty foot of Timber, and ſix hundred and eighteen inches.

The odde inches in all amounts unto two foot and two hundred and thirty inches.

To which if you add about eighteen foot for loſs of Timber in Slabes, and for the Saw, which make the ſame one hundred ſixty and nine foot, being ſeven ſquare of Flooring; there being ſeventy nine foot deducted for the Chimney and Stair-caſe.

According to which Computation, every ſquare will take up twenty four foot of Timber, and is worth about 1 l. 6 s. 4 d. Timber being at 2 l. 15 s. a Load: Every ſquare will take up eleven or twelve Boards, which are about ten, eleven, or twelve inches broad, and about ten foot one with another in length; for which you may reckon fifteen ſhillings for Nails, for laying the ſaid Boards ten pence or twelve pence. For workmanſhip in ſawing, framing, raiſing, plaining, and laying the Timber, Boards, Nails, and nailing, fifteen ſhillings every ſquare.

For a whole ſquare it amounts unto two pounds ſixteen ſhillings and four pence.

For the seven square, nineteen pounds sixteen shillings and four pence.

For the second Story, the Builder may be satisfied that his second Floor will take him up as much Timber and Boards as his first. But in this sort of Flooring the most usual way is for to lay all the Joysts fronting the Street, for which I need not to lay down any Platform, it being so plain.

The Builder may adde fourscore foot for the Balcony and Pent-house, for which he may reckon forty shillings, which may be allowed for the room taken up by the Chimneys in the Roomes fronting the Streets: so that for the five Floors it amounts unto Ninety nine pounds one shilling and eight pence.

For decency it will be requisite not to have the Girders altogether so deep as ten inches in the second, third, and fourth Story; if the Girder be about nine inches deep, although it be the broader, it matters not, and the Joysts adjoyning to the same, to be about eight inches in depth: the Plaistering and Lathing under the same will take up about an inch, which will make the Ceeling very uniform: to make it after this manner, it will not take up any more Timber than the first Floor, there being four Girders in the same.

Let the Builder observe to lay all the ends of his Joysts and Summers in Loam, to preserve them from rotting, the heat of the Lyme very much rotting and consuming them.

Observe that the Carpenter doth pin all his Tayl-Joysts, they being apt to slip, having no greater stay than a Brick in the wall.

Note, *That the Carpenter doth often deviate from the Scantlings before mentioned, and computed to be in*

all the Stories: he sometimes laying his Joysts thirteen or fourteen inches distance from each other, and makes them fourteen or fifteen foot long, whereas they ought to be but ten foot long, and will make the Girders smaller. Let the Builder observe to take this benefit to himself.

Scantlings for Timber for Floors, set down by the Statute, for high and principal Streets, or Lanes.

	foot		bredth inches	length inches		thick inches	depth inches
Summers or Girders which bear in length from	10	to	15	11	8	Joysts	3	6
	15		18	13	9	which	3	7
	18		21	14	10	bear	3	7
	21		24	16	12	ten	3	8
	24		26	17	14	foot	3	8

	inches		inches
Principal discharges upon Peers, or Brest-Summers, in the first Story, in fronts	13	and	12
	15		13

Binding-Joysts, with their Trimming-Joysts, thickness five inches, depth equal to their own floors.

	inches		inches
Wall-plates, or raising Pieces and Beams	10	and	6
	8		6
	7		5

Lintals of Oak in the first and second Story, eight inches, and six inches.

Lintals of Oak in the third Story, five inches, and four inches.

For Timber sawing, framing and laying round the Hearth of every Chimney, taking up three quarters of a foot of Timber, for which all together you

may reckon two shillings a Chimney, and for the nine Chimneys eighteen shillings.

The Builder may also allow six foot of Timber for every Chimney, for Mantle-trees and Torsels; and for the nine Chimneys it will take up one Load and four foot of Timber. The sawing and workman-ship for every Chimney is worth two shillings.

The Timber and Workman-ship worth eight shillings and six pence a Mantle-tree and Torsel, and for the nine Chimneys three pounds sixteen shillings and six pence.

Timber in Lintals.

One Lintal to discharge the building of the two back Windows in the Cellar, five foot of Timber.

One Lintal to discharge the two Windows and back door in the first Story, eight foot of Timber.

One Lintal to discharge the two Windows and Balcony-door, eight foot of Timber.

One Lintal to discharge the three back Windows of the second Story, eight foot of Timber.

Lintals to discharge the back-work in the third Story, for the six Windows, twelve foot of Timber.

	l.	s.	d.
Lintals in all, will take up about one and forty foot of Timber; for sawing of which you may reckon six shillings, and for Timber 2 l. 5 s. 1 d. which comes unto in all for sawing and Timber	2	11	1

Note, *There is no work performed by the Carpenter in the Lintals, but by the Sawyer alone.*

The Windows about the whole Building being double

rab-

Rabbetted, you may reckon three shillings a Light, and painting of a fair Stone-colour, being painted there, and laid in Oyl, six pence a Light.

	l.	s.	d.
For eight Lights in the four Window-frames in the Cellar	1	4	0
For eight Iron-bars to the same	0	8	0
For painting the same	0	4	0
For glasing the four Windows, every window taking up five foot of Glass; for which if you reckon six pence a foot, for the four Windows it comes unto	0	10	0
For two Back-windows in the first Story, having eight Lights	1	4	0
For Boards to lay in the 24 Windows, at one shilling three-pence apiece	1	10	0
For Bars of Iron	0	8	0
For two Iron Casements	0	9	0
For painting	0	4	0
For glasing the two Windows, taking up twelve foot apiece	0	12	0
For glasing over the back and fore-door, taking up between the seven foot	0	3	6
For two Window-frames, fronting the Street in the second Story	1	4	0
For two pair of Folding-Casements	1	10	0
For painting	0	4	0
For glasing	0	12	0
For two Casements	0	9	0
For six Windows in the third Story, having twenty four Lights	3	12	0
For four Casements	0	18	0
For painting	0	12	0
For glasing	1	16	0
For six Windows in the fourth Story, ha-			

	l.	s.	d.
ving twelve Lights	1	16	0
For painting	0	6	0
For four Casements	0	18	0
For glasing	1	4	0
For five Windows in the Garrets, having ten Lights	1	10	0
For three Casements	0	13	6
For painting	0	5	0
For glasing	1	0	0
For glasing the Light for the open Ewel	0	6	0
For painting of the Frame	0	1	0
The two Peer-stones will take up about thirty and eight foot of Stone, which at a Crown a foot, amounts unto nine pounds; whereof is to be repaid 4 l. 10 s. by those who have the benefit of the Party-wall.	9	0	0

Shop-Windows.

The Breast-Summet will take up twenty six foot of Timber. The Supporters or Frame on each side the door, and for the Windows over the door twenty four foot of Timber. The Ground-plat sixteen foot of Timber. The Supporters on each side the wall eighteen foot of Timber. The two Transums by the Stall eight foot of Timber. For two bars of wood to fasten the Folding-windows four foot of Timber. In all it will take up about ninety six foot of Timber, and is worth in all 5 8 0

For

	l.	s.	d.
For Sawing	0	15	0
For framing and fitting	1	5	0
For making a handsom Door, lyned with Slit-deal, and with Battunes glewed	0	18	0
For four Folding-windows made and lyned as the Door, and for lyning with board under the Transum, three pound five shillings: for Iron-hinges to the door six shillings eight pence: for Lock and Staple ten shillings: for 2 bars of Iron for the Windows over the door two shillings: for eight pair of Hinges for the Windows one pound four shillings: for Hookes and Staples six shillings eight pence. It amounts unto in all	5	14	4
The painting the Shop-windows, there being about twenty five yards	1	5	0
So that the Shop-windows amount to in all fifteen pounds three shillings four pence.			
The back door made with a substantial frame; the frame will take up, being made substantial, fixteen foot of Timber; which is seventeen shillings and six pence; for sawing and framing six shillings: for the door making and boards six shillings: for a Lock five shillings: for two bars of Iron for the windowes over the doors two shillings. In all	1	16	6
For the Balcony making, framing, and Lock	1	16	6
For painting on both the sides of both the said Doors and Frames.	0	10	0

Roofing.

For eight principal Rafters, being fifteen foot long, and nine inches in depth, and seven in thickness, fifty six foot of Timber.

For sixty four single Rafters, being nine foot long, and five and four inches, seventy and two foot of Timber.

For four Purlins, being between eighteen and one and twenty foot long, and twelve and nine inches in thickness, sixty two foot of Timber.

Single Rafter being four foot long, and four and three inches and a half in thickness, thirty three foot of Timber.

For Choller-beams, sixteen foot of Timber.

The whole Roof after this computation will take up two hundred sixty three foot of Timber, to which you may add thirty seven foot of Timber for loss in the cutting and contriving the same, which makes it up just six Load of Timber, which is worth 2 *l.* 15 *s.* a Load, and for the six Load it amounts unto sixteen pounds and ten shillings.

The Building before-mentioned will take up thirteen squares, and twenty foot of Rastering; you may reckon that every square will take up near twenty three foot of Timber, wanting four odd inches: For which you may reckon 1 *l.* 5 *s.* for Nails, sawing, framing, raising and fitting 13 *s.* a square, which amounts unto 1 *l.* 18 *s.* a square; and for the whole thirteen squares and twenty foot, 25 *l.* 14. 7 *d.*

Note, *That the Carpenter reckons nothing for the Roofing of Windows in the Roof, but reckons that into the plain square.*

Scant-

Scantling for Timber for Roofing, set down by the Statute, for the high and principal Streets and Lanes of Note.

	Length.		Thickness.	
	Foot	Foot	Inches	Inches
Principal Rafters from	15 to 18	at foot 9 / at top 7	7	
	18 to 21	at foot 10 / at top 8	8	
	21 to 24	at foot 12 / at top 8	8	
	24 to 26	at foot 13 / at top 9	9	
Purlines from	15 / 18	to 18 / 21	9 / 12	8 / 9
Single Rafters, not exceeding in length	9		5	4
	26		4	3

Tyling.

You may reckon that the windows in the Roof will take up a square of Tyling more than the Carpenters reckon for Roofing; for which if you reckon one pound ten shillings a square, the Tyles being laid three inches and a half distance from each other, it amounts unto for

	l.	*s.*	*d.*
fourteen square and twenty foot	21	6	0
For Timber for ten Candlivers	0	17	4
For carving them, at five shillings apiece	2	10	0
For painting them on a Stone-colour, and under the Roof	0	6	0

	l.	s.	d.
For painting under the Roof in the Reer of the house	9	4	0

The Stairs to this Building to be contained in five foot and a half, and eight foot to be an open Ewel Stair-case with winders and flyers, and the Steps to be about seven inches and a half deep; you may reckon, as in the fore-going discourse, four shillings a Step with Posts, Rails, Ballisters, and Balls.

	l.	s.	d.
The Stairs in the Cellar to have twelve steps	2	8	0
The Stairs in the first Story to have seventeen steps	3	8	0
The Stairs in the second Story to have eighteen steps	3	12	0
The Stairs in the third Story to have sixteen steps	3	4	0
The Stairs in the fourth Story to have fifteen steps	3	0	0
For painting the Rails, Ballisters, and Balls, one Stair-case with another taking up five yards	1	5	0
For a Partition-wall in the Cellar, made of Timber, which hath one square and thirty foot in the same, you may reckon that every square of partitioning, will take up about eleven foot of timber to be made substantial; for which you reckon twenty shillings a square, and for one square and thirty foot, it comes unto	1	6	8

Note, *That the Carpenters do reckon the Door-case into the square of Partitioning.*

Fo

	l.	*s.*	*d.*
For a Door	0	4	6
For Plaiſtering, Lathing and Rendring, at one ſhilling a yard, and for twelve yards and a half in the Cellar	0	12	6
For one ſquare, and 90 foot of Partitioning in the firſt Story	1	18	0
For a Door	0	6	8
For painting the ſame on both ſides, and Frame	0	5	0
For a Lock two ſhillings ſix pence: for a pair of Hinges two ſhillings ſix pence	0	5	0
For Lathing and Plaiſtering on both ſides of the Partition at ten pence a yard, and for 36 yards, and for ſizing two pence a yard	1	16	0

Note, *That if there be no Partition in the Shop, this charge, which is* 4 *l.* 10 *s.* 8 *d. muſt be deducted.*

	l.	*s.*	*d.*
For a Door for the Cellar, Lock, Hinges, and painting	0	14	0
For plaiſtering both the Party-walls of the firſt Story, each taking up 45 yards; for which you may reckon 4 pence a yard, and for ſizing 2 pence	2	5	0
For 88 yards of Lathing, and Plaiſtering the Ceeling of the firſt Story, and the Ceeling over the Stairs there	3	13	4
For Plaiſtering and Lathing under the Balcony	0	7	6
For fourteen yards of Plaiſtering in the Reer of the firſt Story, and on the ſide of the Windows	0	4	8
For ſizing the ſame	0	2	4

For

	l.	s.	d.
For three square, and seventy foot of Partitioning in the Partition in the second Story, being round the Stair-case	3	14	0
For thirty six yards of Plaistering, Lathing, and Rendring	1	16	0
For fizing on the side	0	6	0
For two Doors	0	10	0
For two Locks, and two pair of Hinges	0	10	0
For painting the Doores on the one side, and the Frames	0	6	0
For plaistering both the Party-walls and Chimney, taking up ninety four yards of Plaistering	1	11	4
For fizing the same	0	15	8
For eighty six yards of Lathing and plaistering of the Ceeling of the second Story, and the Ceeling over the Staires there, the Chimneys being deducted	3	11	8
For fifteen yards of Plaistering against the wall in the Front	0	5	0
For fizing	0	2	6
For eighteen yards of Plaistering in the Reer	0	6	0
For fizing the same	0	3	0
For three square and twenty foot of Timber partioning in the third Story	3	4	0
For Plastering, Lathing, and Rendring of thirty yards and an half in the third Story	1	10	6
For fizing of the same	0	5	0
For two Doors	0	10	0
For two Locks, and two pair of Hinges	0	8	0
For painting of the two Doors on the one side, and the Frames	0	6	0
For thirty three yards of Plaistering in the			

	l.	s.	d.
the Front and Reer of the third Story	0	12	0
For fizing the same	0	5	6
For eighty six yards of Lathing and Plaistering oover the Ceeling in the third Story, over the Stairs	3	11	8
For eighty two yards of Plaistering in the two Partition-walls	3	7	4
For fizing the same	0	13	8
For two square, and fixty seven foot of Timber, partitioning in the fourth Story	2	15	2
For twenty five yards and an half of Lathing, Plaistering, and Rendring	1	5	6
For fizing the same	0	4	2
For two Doors	0	10	0
For two Locks, and two pair of Hinges	0	8	0
For painting the two Doors and Frames	0	6	0
For thirty four yards of Plaistering in the Front and Reer of the fourth Story	0	11	4
For fizing the same	0	5	8
For eighty six yards of Lathing, and Plaistering the Ceeling, and over the Stairs in the fourth Story	3	11	8
For seventy eight yards of Plaistering against both the Party-walls	1	6	0
For fizing the same	0	13	0
For plaistering against the four Gabel-ends in the Garrets, taking up forty yards	0	13	4
For fizing the same	0	6	8
For Lathing and Plaistering under the Windows, and under the Roofs of the			

two

	l.	s.	d.
two Garrets, in all taking up one hundred and four yards	4	6	8
For forty yards of fizing	0	6	8
For two Doors and Door-cases	0	18	0
For two pair of hinges	0	4	0
For an Iron Balcony thirteen foot and eight inches long, and four foot broad, weighing five hundred and fifty pound, being made with a plain and wrought Bar, as aforesaid	11	9	2
For painting the same	0	7	0
For Sheet-Lead for the Balcony, taking up four hundred weight, and for two hundred weight to cover the Pent-house on each side, you may reckon that the Gutters, and the Covering of the Ledges, and for Spouts, and for some other small uses, will take up at least a thousand weight more of Lead, which is in all sixteen hundred weight, for which you may reckon eighteen shillings an hundred, and for the sixteen hundred it amounts unto	14	8	0
The Brick-layers work, and for bricking the Cellar for the Building before-mentioned, comes unto	197	0	8
The Carpenter and Carvers work in all, comes unto	194	14	7
The Masons work	09	00	0
The Plaisterers work	39	13	0
The Smiths work	22	06	0
The Painters work	07	02	0
The Glaziers work	07	03	6
The Plummers work	14	08	0
The Building in all	491	07	9

The

The Builder is to receive of his next Neighbor, if they have the benefit of all his Party-walls and Peer-stones, sixty five pounds and ten pence, which being deducted out of the whole Building, the remainder is 426 l. 6 s. 11 d.

In the Building before, and hereafter mentioned, there is no mention made of the digging the Cellars, for that in *London* they are for the most part ready digged, so that the Charge of digging such Cellars is to be added.

Neither have I made any mention of the digging of Vaults for the Necessary-house, for the same reason. Let the Builder make election of a convenient place for the placing the same in, either in an Out-yard, or in a convenient corner in the Cellar, or else where, where it may not be obnoxious to any part of the house.

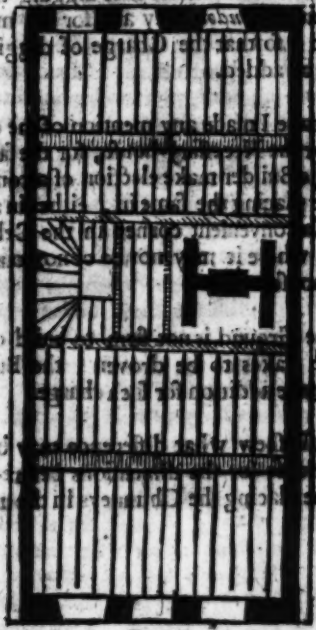
Where the Ground is not firm to build on, but doth require stakes to be droven, the Builder is likewise to make addition for such charge.

Next I shall shew what difference may be in the building a House for the dimensions before-mentioned, and the placing the Chimneys in the middle.

A Plat-

A Platform for a House in a high Street, or Lane of Note, where the Chimneys are to be placed in the middle; The front being 20 foot, and 44 foot in depth. The Summers and Joysts being laid, as is there supposed.

Computation thereon.



Front 20

The two principal Summers to take up forty foot of Timber.

The sixty Joysts adjoyning to the same, sixty four foot of Timber.

The Cross Joysts or Summers, in discharge of the Chimney, twenty three foot of Timber.

The four Joysts in the passage, and in discharge of the Stairs, six foot of Timber.

In all, one hundred thirty three foot of Timber.

To which you may adde seventeen foot for loss of Timber in sawing, and in Slabes, which makes the same three Load.

A square and four foot being deducted for Chimneys and Stair-case, the remainder is six square and seventy five foot, every square raking up about twenty two foot and a half of Timber, which makes the same to be about one pound one shilling less in value in every Floor than the Building before-mentioned.

You may by the foregoing Discourse, deduct how much it saves in Partitioning, Lathing, and Plaistering, which is about twelve pound; the Chimneys serving as a Partition-wall: so that it is in all about seventeen pounds five shillings less in value than the other; out of which you may deduct three pounds six shillings eight pence for the greater charge that the Chimneys will be in building, and three pound for another Chimney, Mantle-tree, and Torsels about the Chimney; so that the placing the Chimneys in the middle of the house, will cost about ten pound less than the Building before mentioned.

What

What a House will cost to be built in a Street, or Lane of Note, according to the dimensions prescribed in the first Platform, and the Joysts & Summers to be laid as in the same, and after what manner Houses are to be built in Streets or Lanes of Note.

This sort of Building must be three Stories high, besides Cellars and Garrets. The Cellars to be six foot and a half high (if Springs hinder not) the first Story to be ten foot high, the second nine foot, the third nine foot.

The Walls front and reer as high as the first Story, to be of the thickness of two bricks and a half; And from thence to the Garret floor one brick and a half.

The Party-walls to be two bricks thick, as high as the first Story, and thence to the Garrets one brick and an half.

Note, *That although the Statute doth not enjoyn the Party-wall in the Foundation to be more than the thickness of two Bricks, yet Workmen do ordinarily make the same two and a half.*

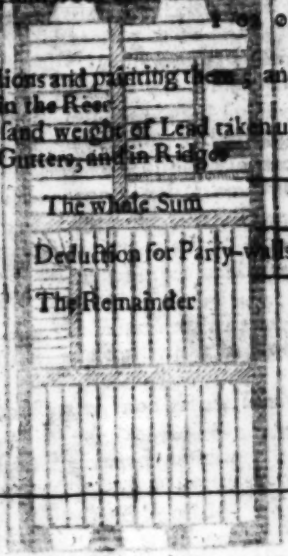
	l.	s.	d.
In one Party-wall and Gabel-end, there is eight Rod, and one hundred thirty five odd Feet	50	19	7
In the other Party-wall as much	50	19	7
The whole Brick-work front and reer coming measure, is seven Rod and one hundred and twenty Foot; the deduction for Windows and Doors is two Rod, and one			

	l.	s.	d.
one hundred fifty seven foot; so that the whole Front and Rear-work, will be four Rod and two hundred thirty seven foot, which may be valued at	29	04	6
For seven Chimneys	14	00	0
For Mantle-trees and Torsels, and for Timber round the Hearth, ten shillings eight pence a Chimney	63	14	8
For Tyles for the Hearths of the Chimneys	00	07	0
For paving the Cellar with brick	04	10	9
Every Floor will be worth to be laid, as in the Platform; nineteen pound sixteen shillings and four pence, and for the four Floors	79	05	4
For Lintals	02	04	0
For Roofing	25	01	7
For Tyling	21	06	0
For Roofing the Pent-house, and Tyling	02	10	0
For four pair of Open Ewel-stairs. The Stairs in the Cellar having twelve steps, in the first Story seventeen, in the second Story seventeen steps, third Story sixteen steps, in all they come unto	12	08	0
For painting them	00	18	0
For twenty nine Windows, having eighty six Lights in them	12	18	0
For painting the same	02	03	0
For two pair of Folding-Casements, and eleven other	03	19	6
For Iron Bars for the Cellar and first Story	00	16	0
For substantial Shop-windows, and Doors Locks and Hinges, and for painting	15	03	4

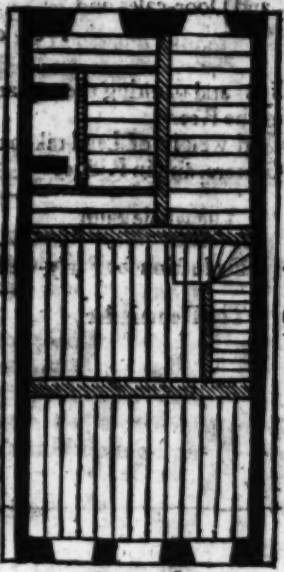
	l.	s.	d.			
For a substantial Frame and Back-door, with Hinges, Lock, and painting		02	01	6		
For Glaziers work in the whole Building		05	11	6		
For a Partition and Door in the Cellar		01	10	7		
For plastering and rendring the same		00	12	6		
For the Partition in the Shop, Door, Plastering, and Lathing on both sides, for fizing, and for Locks and Hinges		04	10	8		
For plastering both the Party-walls and Reer of the first Story, and for fizing the same		02	12	0		
For plastering and Lathing the Ceeling, and over the Stairs, and under the Penthouse		03	18	0		
For Partitioning in the second Story, round the Stair-case	1	19	8			
For plastering, rendring, and fizing	1	00	0			
For two Doors, Locks, & Hinges	0	06	0			
For painting the said Doors	1	19	8	13	10	4
For Plastering the Party-walls front and reer, and for fizing	3	03	0			
For Lathing and Plastering over the Ceeling	3	11	2			
For Timber-partitioning in the third Story	2	15	2			
For Plastering, Lathing, rendering, and fizing	1	09	8			
For two Doors, and for Hinges, Locks, and Painting	1	04	0			
For plastering the Party-wall front and reer, and for fizing	2	16	0			
For plastering and Lathing the Ceeling, and over the Stairs	3	11	8	11	16	6

For

	l.	s.	d.
For plaistering and fizing the Gabel-ends	1	00	0
For plaistering and Lathing in the Garrets, and for about forty yards of fizing	4	13	4
For Doors, and Door-cases and Hinges	1	03	0
For Mundilions and painting them, and painting in the Roof	1	12	0
For a thousand weight of Lead taken up in Pipes, Gutters, and in Ridges	9	00	0
The whole Sum	395	18	0
Deduction for Party-walls	050	19	7
The Remainder	344	18	5



A Platform for a House that is in a high and principal Street, or Street or Lane of Note, being 18 foot in Front, and 40 foot in Depth.



Front 18

The Valuation as to the High and Principal Street.

	l.	s.	d.
One Wall and Gabel will take up nine Rod and forty two foot, which may be valued at	54	18	6
The other Party-wall	54	18	6
The Peer-stones	09	00	0

The

The Brick-work front and rere, there being Shop-windows, and two Windows in every Room deducted, will amount unto four Rod, one hundred fifty five foot	27	08	5
For the nine Chimneys	18	00	0
For paving the Cellar with Brick	03	02	8
Every square of Flooring to be laid as in the Platform, wil take up twenty two foot and a half of Timber, for which you may reckon for Timber, Boards, sawing, framing, plaining, laying, and nailing, two pound fourteen shillings a square, and for five square and a half, it amounts unto fourteen pound seventeen shillings, and for the five Floors, in all	74	05	0
For Mantle-trees, and Torsels, and Timber round the Hearth	04	14	6
For Lintals for the Windows	02	05	0
For ten square, and eighty foot of Roofing	21	10	5
For eleven square, and eighty foot of Tyling	27	14	00
For nine Candlivers and painting	03	06	0
For twenty two Window-frames, with sixty four Lights, and painting	22	18	0
For Iron Bars to the Windowes in the Cellar and first Story, sixteen shillings; for thirteen Casements two pounds twelve shillings; for a pair of Folding Casements one pound ten shillings	04	18	0

For glasing in the Cellar ten shillings in the first Story, and over the Shop-door fourteen shillings six pence in the second Story, and over the Balcony-door, one

one pound six pence: In the third Story one pound four shillings: In the fourth Story fixteen shillings. In the Garrets fixteen shillings. The open Ewel Light

	l.	s.	d.
fix shillings	05	07	0
For Shop-windows, Door, Breft-Summers, Ground-plate, Locks, Staples, Painting, and all things belonging to the same	13	00	0

Note, That the Stair-case in the Platform, although it differs from the other Stair-case in the first Story, for the conveniency of Shop-room, yet the same is supposed to be an open Ewel Stair-case throughout the whole Building, and may be computed for the five pair of Staires, and painting

	16	17	0
For the Partition in the Cellar, Plaistering and Rendring, and a Door	01	18	6
For a Partition in the first Story, and for a Door	02	00	0
For Lock, Hinges and painting	00	13	0
For Plaistering, Lathing, and fizing	01	12	0
For Plaistering against the Party-walls in Front and Reer, and for fixing	02	08	6
For Lathing and plaistering the Ceelling at ten pence a yard	02	17	6
For a Partition round the Stair-case in the second Story	03	09	5
For two Doors, Locks, Hinges and painting	01	13	0
For Plaistering, Lathing, fizing and rendring the Partition	01	18	6
For plaistering and fizing the Party-wals, and in the Front and Reer	02	17	0

	l.	*s.*	*d.*
For Lathing and Plaistering the Ceeling	02	14	8
For a Partition in the third Story	02	19	5
For Doors, Locks, Staples, Hinges, and Painting	01	13	0
For Lathing, Plaistering, Rendring and sizing the Partition	01	12	8
For Plaistering and Lathing the Party-walls, and in the Front and Reer	07	09	10
For Plaistering the Ceeling	02	17	6
For the Partition-wall in the fourth Story	02	14	1
For Locks, Staples, Hinges, Door, and Painting	01	10	0
Plaistering, Lathing, Rendring, and sizing the same	01	19	4
For Plaistering the Front and Reer	02	05	6
For plaistering the Ceeling	02	17	6
For Plaistering, Lathing, sizing Doors, Door-cases, and Hinges in the Garrets	06	19	4
This House for Balcony and Spouts, will take up in Lead in all about fifteen hundred weight	13	10	0
For an Iron Balcony, made with a plain Bar and a twisted one, being twelve foot long, weighing five hundred weight	20	18	9
Building cost in all	420	18	0
Deduction for Party-walls and Peer-stones	059	08	06
Remainder	361	09	06

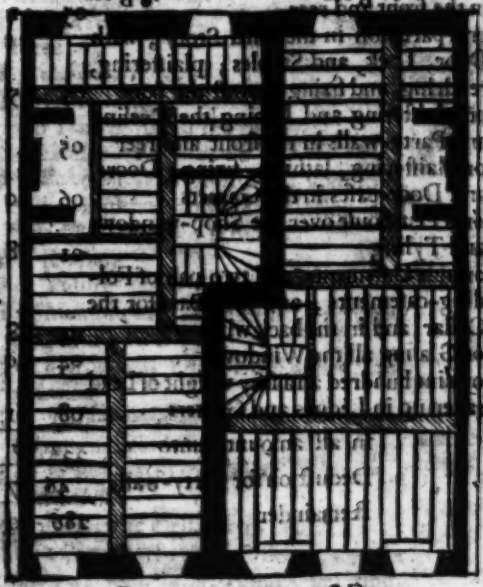
What a Building will coſt for the Dimenſions in the laſt Platform mentioned, in a Street or Lane of Note.

	£	s	d
One Party-wall and Gabel-end, takes up ſeven Rod, and two hundred and ſix foot	46	7	1
The other Party-wall	46	7	1
For four Rod and nine foot in Front and Reer	24	4	1
For the four Floors	55	8	0
For Chimneys, Mantle-trees and Torfels, and Timber round the Hearth	18	0	0
For Lintals for Windows	02	1	0
For eighteen Window-frames with forty eight Lights; and for painting and bead Boards in the Windows	09	0	0
For Rooſing	21	10	5
For Tyling	17	14	0
For Mundilions and painting, and painting in the Reer	01	9	0
For four pair of Open Ewel Stairs, and painting	13	6	0
For Shop-windows and Doors, with its appurtenances	13	0	0
For a Partition in the Cellar, plaiſtering and a Door	01	18	6
For paving the Cellar with brick	03	2	8
For a Partition in the firſt Story, and for a Door, with Lock, Hinges, painting; and for plaiſtering, lathing, and fizing	04	7	8
For plaiſtering againſt the Party-wall in the Reer, and fizing; and for plaiſtering			

	l.	s.	d.
lering the Ceeling, and over the Stairs	05	6	0
For a Partition round the Stair-case in the second Story; and for two Doors, Locks, Hinges, and painting	04	19	0
For plaistering, lathing, fizing, and rendring on the partition	01	18	2
For plaistering and Lathing the Ceeling, and plaistering againſt the Party-wall in the front and reer	05	12	6
For a partition in the third Story, with Door, Lock, and Staples; plaistering, rendring, and frizing againſt the ſame	05	15	1
For plaistering and lathing the Ceeling and Party-walls in the front and reer	05	6	6
For plaistering, lathing, fizing, Doors, and Door-cases in the Garrets	06	10	4
For a Penthouſe over the Shop-windows and Tyling	01	18	0
For nine Casements, and two pair of Folding-casements, and Iron Bars for the Cellar, and in the back-windows	14	08	0
For Glaſing all the Windows	04	10	0
For nine hundred and fifty weight of Lead taken up in Ledges and Gutters	08	11	0
In all amounts unto	332	07	2
Deduction for Party-walls	46	07	1
Remainder	286	00	1

A Plat-

A Platform for two Houses, the Ground lying with a Nuke, as there is supposed, one of the Houses being 18 Foot wide in the Front, and but 14 in the Reer; the other being but 14 Foot wide in the Front, and 18 in the Reer. Both being 40 Foot deep.



The Computation as to the high and principal Streets of the House which is 28 Foot wide in the Front.

The whole Party-wall with the Nuke, hath ten Rod and twenty Foot; a moiety of which Charge the Builder must, yearly, which is	30	04	10
The other Party-wall hath nine Rod and forty two foot; a moiety of which is to be born by his next Neighbor, if he have the benefit of all his wall	34	18	06
For Stone-peers	09	00	00
All Windows and Doors being deducted out of the Front and Rear, the remainder will be four Rod, and one hundred and thirty Foot	26	17	04
The Joysts and Summers to be laid as in the Platform, the workmanship for every square of Flooring will be worth two pound fifteen shillings a square. There is five square in every Floor one with another, and twenty five square in the whole Building, and for the Penthouse for the Balcony, which is	69	15	00
For nine Chimneys, Mantle-trees, and Torsels, and for Timber round the Hearth	22	10	00
For nine square and sixty foot of Rastering	18	05	00
For ten square and fifty foot of Tyling	15	15	00
For Shop-door and Windows made substantial. Breast-summers, Ground-plate, Hinges and Locks, with all its appurtenances, and painting	13	00	00
For a Balcony-door and Frame made strong,			

	l.	s.	d.
strong, with Locks, Hinges, Bolts, and painting	01	18	0
For fifty Lights, and for painting	08	15	0
For thirteen Casements, and for Iron Bars	03	16	0
For Glaziers work at six pence a foot	04	03	0
For nine Candilivers, Carving, Timber, and painting	03	01	0
For plaistering and fizing one Party-wall and Gabel-end, taking up one hundred and ninety yards	04	15	0
For plaistering and fizing the Party-wall and Gabel-end, where the Nuke is	05	05	0
For paving the Cellar with Brick	02	18	0
For Lintals for Windows, and sawing	02	00	0
For five pair of Stairs, and painting	16	19	0
For a Partition in the Cellar, Lathing, and plaistering, and a Door and Hinges	01	15	8
For a Partition in the first Story, plaistering, lathing, and rendring: Door, Lock, and Hinges	02	13	4
For a Partition, and round the Stair-case in the second Story: for two Doors, and Hinges and Locks, plaistering, rendring and fizing	05	17	8
For a Partition, and round the Stair-case in the third Story: for plaistering, rendring and fizing: for two Doors, Locks, and Hinges	05	0	4
For a Partition, and round the Stair-case in the fourth Story, plastering, rendring, Doors, Locks and Hinges, &c.	04	15	9
For Lathing and plaistering the four Ceelings, every Ceeling taking up 63 yards	10	11	0
For lathing, plaistering, and fizing in the Garrets, Door-case, Door, painting, and some partitioning	05	18	9

	l.	s.	d.
For 98 yards of plaistering, and fizing in the front and reer of the whole Building	22	9	0
For a Balcony, with a plain Bar and a twisted one, to be twelve foot long, and for painting	10	18	9
For fourteen hundred and fifty weight of Lead, taken up in the whole House	13	01	0
The whole charge will be	376	16	11
The deduction for one of the Party-wals, the wall with the Nuke being deducted	31	19	3
The Remainder	344	17	8

The other House in the Platform, which is to be but fourteen foot in Front; The charge for Brick-work, Flooring, Tyling, and most other charges, will be the same as is before particularly set down.

This Building will cost about ten pound less than the last Building mentioned; The Shop-windowes being lesser and smaller in front, the Balcony is likewise smaller: there is fewer Candilivers in the front than the other Building, so that the charge of this Building may be valued, the Party-wall being deducted as in the other Building, which is 234 l. 17 s. 8 d.

A Computation on the two Platforms last mentioned, as to a Street and Lane of Note.

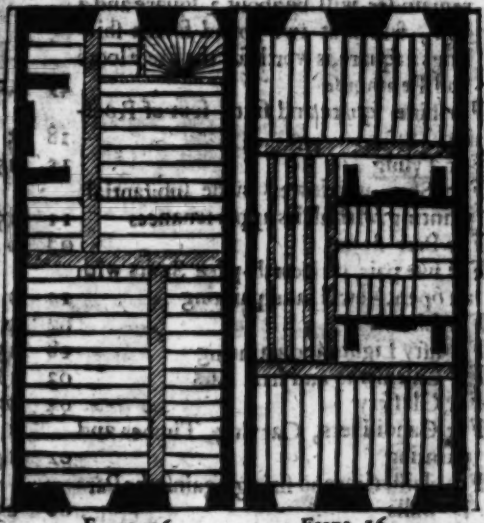
	l.	s.	d.
For the half of 8 Rod, and 135 foot in the Party-wall, with the Nuke	50	19	7
The other Party-wall there is seven Rod, and two hundred and six foot	46	7	1
For three Rod, and 242 foot of Brick-work in the front and reer	23	3	4
For the four Floors and Penthouse	56	0	0
For 7 Chimneys, with Mantle-trees and Torsels, and Timber round the Hearth	17	10	0
For Rastering	18	5	0

	l.	s.	d.
For Tyling the Roof and Penthouse	16	5	10
The Shop-windows and Door, with all materials	13	00	0
For twelve Windows, with thirty seven Lights, and painting	08	09	6
For Glassery	03	05	6
For Casements and Iron Bars	03	07	0
For Lintels	01	15	0
For Mundillions and painting	01	08	0
For four pair of Stairs, and painting	13	06	0
For paving the Cellar with brick	02	18	0
For Partitioning in the Cellar, Lathing, and plaistering, Doors and Hinges	01	15	1
The like in the first Story	02	13	4
For plaistering and fizing the Party-wall where the Nuke is	04	02	6
For plaistering and fizing the other	03	15	9
For a Partition and round the Stair-case in the second Story, for plaistering, rendring, fizing, Doors, Locks and Hinges	05	11	3
For the like in the third Story	5	00	4
For lathing & plaistering all the Ceelings	07	17	6
For Lathing, plaistering and fizing in the Garret, and for Doors and Door-cases	04	18	9
For plaistering and rendring in Front and Peer	01	19	6
For nine hundred weight of Lead	08	02	0
Building cost in all	319	15	7
Deduction for both the Party-walls	48	13	4
Remainder	271	02	3

The other House of fourteen foot Front, will cost above five pound less than the Building last mentioned, which is 266 l. 2 s. 3 d.

Two

Two Platforms, both being 16 foot apiece in the Front, and 36 foot in Depth, wherein is shewed the difference onto the charge, in the placing of Chimneys and Stairs.



Valuation as to the first Platform, whose Chimneys are placed in the middle.

	l.	s.	d.	q.
For one Party-wall and Gabel-end, taking up eight Rod and sixty five foot	49	17	10	ob
For the other	49	17	10	ob
All Windows being deducted out of the Front and Reer, the remainder will be four Rod and 130 Foot	26	17	6	

For

	l.	s.	d.
For ten Chimneys, Mantle-trees, and Torsels, at two pound sixteen shillings eight pence a Chimney	28	6	8
There being one hundred forty four foot deducted for Stairs and Chimneys, the remainder will be about 3 square and a half, which at two pound fifteen shillings a square, is worth for the five Floors and Penthouse	49	00	0
For nine square and sixty foot of Roofing	18	5	0
For Tyling	15	15	0
For Shop-windowes made substantial, painting, with all its appurtenances	11	15	0
For Peer-stones	09	0	0
For five pair of Hearth-pace Stairs with an open Newel, and painting	19	9	0
For Lintals	02	0	0
For fifty Lights and painting	08	15	0
For Casements and Iron Bars	03	16	0
For Glassery	04	03	0
For Candilivers, Carving, Timber and painting	02	14	0
For plaistering and sizing against the Party-walls	68	05	0
For plaistering and sizing against the Front and Reer	02	9	0
For a small Partition of sixty foot, with a door in the same into the passage of the second Room in the first Story; and for plaistering, rendring, and sizing the same; Door, Lock and Hinges	01	10	2
For a Balcony, Door, and Painting	01	18	0
For the like in the second Story, having two partitions	03	1	2

For

	l.	s.	d.
For a Partition, with the like materials in the third Story	02	19	0
For the like in the fourth Story	02	16	8
For plaistering, rendring, and sizing in the Garrets, and for Doors and Door-cases	04	18	10
For Lathing and plaistering of the four Ceelings	10	11	0
For Lead taken up in the whole Building	13	01	0
For an Iron Balcony made plain, and twisted Bar riveted, and painting	19	03	6
The whole will cost	361	5	3
Deduction for Peer-stones, and Party-wall	54	7	10 *ob*
Remainder	306	7	4 *ob*

Valuation as to the second Platform, which is Sixteen foot in Front, and Thirty six in Depth, as to the Principal Street.

	l.	s.	d.	q.
For the Party-wall and Gabel-end	49	17	10	*ob*
The other Party-wall	49	17	10	*ob*
For Peer-stones	9	0	0	
The Front and Reer-wall	26	17	6	
For nine Chimneys, Mantle-trees, and Torsels	22	10	0	
For the five Floors, every Floor having five squares, and for the Penthouse	69	15	0	
For Roofing	18	5	0	
For Tyling	15	15	0	
For Lintals, Window-frames, and painting	9	17	0	
For Shop-windows, Door, and painting, and its appurtenances	11	15	0	

	l.	s.
For Casements, Iron Bars, and Glasſery	07	15
For Candilivers and painting	02	14
For a Balcony, Door, and painting	01	18
For a Partition-wall, plaiſtering, rendring and ſizing in the firſt Story, and two Doors, Locks and painting	03	16
For a Partition, and one round the Staircaſe in the ſecond Story; for plaiſtering, rendring, and ſizing: for two Doors, Locks, and Hinges, and painting	05	18
For a Partition, and one round the Staircaſe in the third Story: for two Doors, plaiſtering, rendring, and ſizing, painting the Doors, Locks and Hinges	04	16
For the like in the fourth Story	04	10
For plaiſtering, rendring and ſizing in the Garrets	05	04
For a pair of Stairs, with flyers and windows, and painting	09	17
For Lathing and Plaiſtering the Ceelings	10	11
For plaiſtering and ſizing againſt both the Party-walls	08	05
For plaiſtering and ſizing in the front and reer	02	09
For Lead taken up in the Building, at eighteen ſhillings an hundred	13	01
For a Balcony made with a plain Bar, and a twiſted one, and painting	10	03
Sum in all	374	10
Deduction for Party-wall and Peerſtones	54	7 10
Remainder	320	2 6

Next, as to the Valuation as to a Street and Lane of note, for the Building, whose Chimneys and Stair-case is in the middle.

	l.	s.	d.
For the Brick-work of one Party-wall	41	14	4 ob
The other Party-wall	41	14	4 ob
For the Walls Front and Reer, windows being deducted	23	03	4
For eight Chimneys, Mantle-trees, and Torsels, and for Timber round the Hearth	22	13	4
For Shop-windows and Doors, with all materials	11	15	0
For Window-frames, painting, Glasserry, Iron Bars and Casements, Lintals, Mundilions and painting	16	05	0
For four Floors at nine pound ten shillings six pence a Floor	38	10	0
For Rooing, Tyling, and Penthouse	34	10	10
For four pair of Hearth-pace Stairs, and painting	15	12	0
For Lathing, and Plaistering the Ceelings	07	14	0
For plaistering and sizing against the the Party-walls and Chimneys	07	14	0
For plaistering and sizing against the front and reer	02	00	0
For a small Partition in the first Story, with a Door to the second Room, Lock, and Hinges: for plaistering, rendring, and sizing, having two partitions and doors	01	10	2
For the like in the second Story	03	00	0
For the like in the third Story	02	18	0

	l.	s.	d.
For plaistering, rendring and fizing in the Garret, Door, and Door-case, and for Locks and Hinges	04	18	0
For nine hundred weight of Lead	08	02	0
Building cost in all	283	15	5
Deduction for both the Party-walls	41	14	4
Remainder	242	1	0

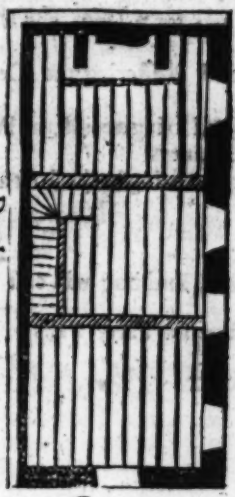
Valuation as to a Street or Lane of note, of the other Building which is 16 foot in Front, and 36 foot in Depth.

	l.	s.	d.
For one Party-wall	41	14	4
For the other	41	14	4
For the Wall front and reer, Windows deducted	23	03	4
For seven Chimneys, Mantle-trees, and Torsels	17	10	0
For Shop-windows and Doors, with all materials	11	15	0
For Window-frames, Painting, Glassery, Iron Bars, Casements, Lintals, Mundillions, and Painting	15	17	0
For four floors, every floor taking up five square, and for the Penthouse	56	00	0
For Roofing, Tyling, and Tyling the Penthouse	34	10	10
For four pair of Stairs, with floors and windows, and painting	08	00	0
For a Partition-wall, plaistering, rendring, and fizing in the first Story; for			

two

	l.	*s.*	*d.*
two Doors, Locks, Hinges, and painting	03	16	8
For the like in the ſecond Story, and for plaiſtering round the Stair-caſe	05	15	8
For the like in the third Story	04	16	8
For plaiſtering, rendring, and fizing in the Garret, and for a Door and Hinges	05	04	6
For Lathing and Plaiſtering the Ceelings			
For plaiſtering and fizing againſt the Party-wall and Chimneys	06	04	6
For plaiſtering and fizing in the front and reer	02	00	0
For Lead	08	02	0
The whole Building will coſt	286	03	11
Deduction for Party-walls	41	14	4 *ob*
Remainder	244	9	6 *ob*

A Platform for a Corner House, either in a high Street, or Line of Note, that is 15 foot in Front, and 34 foot in Depth.



Front 15

A Computation as to the high Street.

	l.	s.	d.
For one Party-wall, being thirty four foot in depth	46	13	11
For the other Party-wall, being sixteen foot	21	19	06
For Peer-stones, Corner Buildings requiring stronger than others	10	00	00
For the Brick-work fronting both the Streets	58	13	09

For

	l.	*s.*	*d.*
For five floors, every one taking up about three ſquare and a half	48	00	0
For a Penthouſe, and Tyling	03	00	0
For Shop-windows made ſubſtantial, for fronting the Street, and about twenty foot fronting the Lane, and two doors paſſing through the Shop, and painting	24	00	0
For Roofing	14	10	0
For Tyling	13	02	0
For twenty ſix windows, with ſeventy ſix Lights, and for painting	13	06	0
For Lintals, Smiths-work for Bars and Caſements	06	00	0
For Glaſiers work	07	02	0
For Balcony, Door, and painting, with Locks, and Hinges, and frame	01	18	0
For five pair of Stairs, and painting	16	19	0
For plaiſtering and ſizing againſt the Party-walls	05	12	6
For Plaiſtering and Lathing the five Ceelings	09	11	8
For plaiſtering and ſizing front and reer	03	13	6
For eight Gandilivers, and painting in the front	03	08	0
For Mundilions fronting a Lane of Note, and painting	02	15	0
For a Partition in the firſt Story, two Doors, Locks, and Hinges, and for plaiſtering and ſizing	03	06	8
For a Partition in the ſecond Story, for plaiſtering and lathing, ſizing and rendring: two Doors, Locks and Hinges, and painting	05	18	8
For a Partition in the third Story, and one			

	l.	s.	d.
round the Stair-case, with materials as in the other	05	12	4
For the like in the fourth Story	05	08	4
For plaistering, lathing and fixing in the Garret, and for Doors and Hinges	05	03	4
For sixteen hundred-weight of Lead	14	08	0
For an Iron Balcony, and painting	09	15	0
Building cost in all	349	16	10
Deduction for one Party-wall and Peer-stone	25	11	11 ob
For the other Party-wall, if they make use of the whole wall	10	19	9
Deduction in all	36	11	8 ob
Remainder	313	5	1 ob

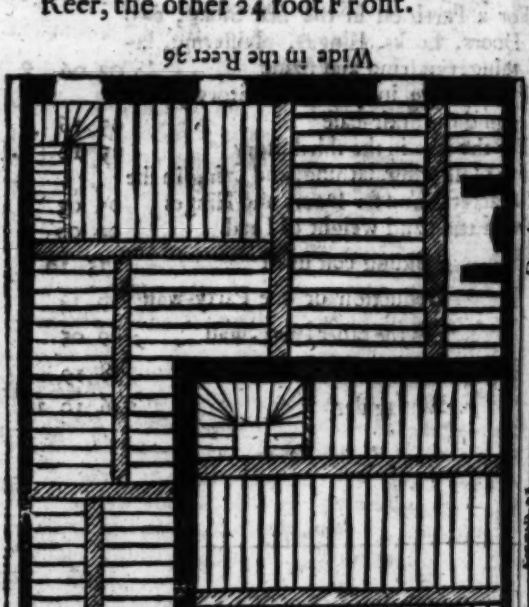
A Computation as to a Street and Lane of Note.

	l.	s.	d.
For one Party-wall	39	08	0
For the other Party-wall	18	10	8
For the Wall fronting both the Streets	34	15	0
For Roofing and Tyling	27	12	0
For Shop-windows, Doors, painting, with all materials about the same	24	00	0
For four floors, and for the Penthouse, and Tyling	41	00	0
For handsom Mundilions and painting	03	18	0
For four pair of Stairs, and painting	03	06	0
For Window-frames, and painting	09	02	0
For Iron Bars and Casements	03	01	0
For Glaziers work	05	04	0
For Lintals	02	00	0
For seven Chimneys with Mantle-trees and			

	l.	*s.*	*d.*
and Torſels, and Timber round the Hearth	17	10	0
For plaiſtering and fizing againſt the Party-walls	04	05	0
For plaiſtering and fizing in the Front	03	00	0
For a Partition in the firſt Story, two Doors, Locks, Hinges, plaiſtering, lathing, rendring and fizing	03	06	8
For the like in the ſecond Story, and round the Stair-caſe	05	16	4
For the like in the third Story	05	12	2
For plaiſtering, lathing, and fizing in the Garret, and for Doors and Hinges	05	03	4
For a thouſand weight of Lead	09	00	0
Building coſt in all	275	10	2
Deduction for one Party-wall	19	14	0
For the other Party-wall	09	05	4
Deduction in all	28	19	4
Remainder	246	10	10

A Plat-

A Platform for two Houſes, the Ground lying as is there ſuppoſed, one being 12 foot in Front, and 36 foot wide in the Reer, the other 24 foot Front.



Valuation as to the Houſe which is twelve foot in Front in a high and a principal Street.

	l.	s.	d.
For the Party-wall that is forty ſix foot in depth	63	03	10
For the other Party-wall, and behinde the other Building	96	03	1
For Peer-ſtones	09	00	0
For Brick-work in the front and reer	58	13	4
For the five floors, every floor having about eight ſquare, and about ſeventy foot, which for one floor is worth twenty three pounds five ſhillings, and for the five floors	116	5	0
For twenty nine Window-frames, with ſeventy-eight Lights, and painting	13	13	0
For Lintals	02	09	0
For thirteen Chimneys againſt the Party-wall, Mantle-trees, Torſels, and Timber round the Hearth	36	10	0
For Iron Bars for the Windows, and for Caſements	06	13	0
For Glaſſery	06	05	0
For five pair of Stairs, to be made with flyers and windows, worth three ſhillings a Step, and painting	12	14	0
For five ſquare, and eighty four foot of Raſtering	30	03	0
For ſeventeen ſquare of Tyling	25	10	0
For plaiſtering and fizing againſt one Party-wall	05	07	6
For plaiſtering and fizing againſt the other Party-wall	09	02	6
For plaiſtering the four Ceelings	17	01	8

For

	l.	s.	d.
For plaistering and fizing in the front and reer	07	07	0
For Shop-windows, and painting, and Door, with all its appurtenances	08	05	0
For a Balcony, Door, Frame, Locks, with all its appurtenances	01	18	0
For paving the Cellar with brick	05	00	0
For a Partition in the second Story, with two Doors, Locks and Hinges, and for plaistering, rendring, and fizing	04	05	8
For three Partitions in the second Story, being divided into three Rooms. For three Doors, Locks and Hinges, and painting; and for plaistering, rendring and fizing	09	10	2
For the like in the third Story	08	12	0
For the like in the fourth Story	08	04	0
For plaistering, lathing, and fizing in the Garret, and for two Doors and Partitions	13	13	4
For fix Candilivers and painting	02	12	0
For an Iron Balcony, with a plain Bar and a twisted one, weighing four hundred weight	09	03	6
For fixteen hundred weight of Lead	14	08	0
Building cost in all	501	12	7
Deduction for Party-wall and Peer-stone	84	03	5 ob
Remainder	417	9	1 ob

Va-

Valuation as to the Houſe which is to be twenty four foot in Front, and twenty five foot in depth as to the high and principal Street.

	l.	s.	d.
For one Party-wall and Gabel-end	34	06	9
For the other Party-wall	34	06	9
For the Brick-work in the Reer	32	19	3
For Peer-ſtones	09	00	0
For Brick-work in the front	20	03	4
For five floors, every floor having about four ſquare and a quarter, which is worth for one ſquare eleven pounds thirteen ſhillings and nine pence, and for the five floors and Balcony	60	00	9
For window-frames with thirty ſix lights Painting and Lintals	07	11	0
For eight Chimneys with Mantle-trees and Torſels, and Timber round the Hearths	20	00	6
For Iron Bars for the windows, caſements and Glaſſery	07	00	0
For five pair of Stairs with an open Ewel and for painting	16	19	0
For nine ſquare of Raftering	17	02	0
For ten ſquare of Tyling, and Tyling the Penthouſe	15	06	6
For plaiſtring and ſizing both the party-walls and in the reer	08	12	0
For plaiſtring and ſizing againſt the front	01	07	6
For lathing and plaiſtering againſt the four Ceelings	06	05	4
For ſhop-windows and door with breſt-ſummers and all its appurtenances, and for painting	17	12	6

For

	l.	s.	d.
For a Balcony, Door, and Frame, with Lock, Hinges, Painting, and other appurtenances	01	18	0
For a Door in the Cellar, Painting, Lock, and Hinges	00	13	4
For paving the Cellar with brick	02	14	0
For a Partition round the Stair-case thorow the room in the second Story: for plaistering, lathing, rendring, and sizing: two Doors, Painting, Locks, and Hinges	07	15	3
For the like in the third Story	06	16	4
For the like in the fourth Story	06	09	8
For plaistering, lathing, and sizing in the Garret	04	14	8
For twelve Candilivers, and painting	04	16	0
For an Iron Balcony, with a plain Bar and a twisted one, about eight hundred weight, and painting	18	07	0
For thirteen hundred weight of Lead	11	14	0
House cost building in all	374	10	1
Deduction for Party-walls, & Reer-wall, and Peer-stones	54	16	4
Remainder	319	13	9

A Valuation as to the Houſe which is to be twelve foot in Front, in a Street or Lane of Note.

	l.	*s.*	*d.*
For one Party-wall that is forty ſix foot in depth	53	06	0
For the other Party-wall	81	02	3
For the Front and Reer-wall	35	06	8
For the four floors	93	00	0
For Window-frames with fifty eight Lights, and painting, and for Lintals	12	05	0
For ten Chimneys, Mantle-trees, and Torſells, and for Timber round the Hearth	25	00	0
For Glaſſery, for Iron Bars, and Caſements	10	04	0
For four pair of Stairs, with flyers and windows	10	09	0
For paving the Cellar	05	00	0
For Raftering and Tyling	55	13	0
For Mundilions and painting	01	10	0
For plaiſtering and fizing againſt the Party-walls	10	18	9
For lathing and plaiſtering the three Ceelings	12	16	3
For Shop-windows, Door, painting, with all its appurtenances	08	05	0
For a Partition in the firſt Story, with two Doors, Locks and Hinges; and for plaiſtering, rendring, and fizing	04	05	8
For three Partitions in the ſecond Story, two Doors, with the like appurtenances	09	10	0

For

	l.	s.	d.
For the like in the third Story	08	12	0
For plaistering, lathing, and sizing in the Garret, and for two Doors and Partitions	13	13	4
For eleven hundred weight of Lead taken up in this Building	09	18	0
Building cost in all	460	14	2
Deduction for Party-walls	72	04	2
Remainder	388	10	0

A Valuation as to the House which is to be 24 foot Front, in a Street or Lane of note.

	l.	s.	d.
For one Party-wall and Gabel-end	28	19	5
For the other Party-wall	28	19	5
For the Reer Party-wall	27	16	3
For Brick-work in the front	18	04	0
For four floors, every floor being worth eleven pounds thirteen shillings nine pence, and for a Penthouse	48	00	0
For eleven Window-frames with twenty eight Lights, and for painting	04	18	0
For Limals, Glassery, Iron Bars, and Casements	07	04	6
For Shop-door windows, Breast-summer, with all their appurtenances, and painting	17	12	6
For six Chimneys, with Mantle-trees, Torsels, and Timber round the Hearth	15	00	0
For Rastering and Tyling	32	08	6
For plaistering and sizing against the Party-			

	l.	s.	d.
Party-walls, and in the Reer	06	09	0
For plaistering and fizing against the Front	01	00	0
For plaistering the four Ceelings	04	14	0
For four pair of Open Ewel Stairs, and painting	12	08	0
For a Door into the Cellar, with Lock and Hinges; and for paving the Cellar with Brick	03	17	4
For a Partition round the Stair-case, and through the Room in the second Story: for plaistering, lathing, rendring, and fizing; two Doors, painting, Locks and Hinges	07	09	8
For the like in the third Story	06	16	4
For plaistering, lathing and fizing in the Garret, and for Mundillions, and painting	06	14	8
For five hundred weight of Lead taken up in the whole Building	04	10	0
Building cost in all	282	1	7
Deduction for Party, and Reer-Party-wall	42	17	6
Remainder	239	04	1

A Platform for a House which is 30 foot in Front, and 20 foot in Depth, and a Nuke for the Stair-case, as is there supposed.

Front 30

A Valuation as to the High-Street.

	l.	s.	d.
For one Party-wall and Gabel-end	27	09	4
For the other	27	09	4
For the Wall in the Reer, not reckoning the Wall round the Stair-case	29	04	4

For a Brick-wall round the Stair-case, it will not be requisite to be altogether so thick as the other Building in the Cellar,

lar; it may be two bricks thick, and in the firſt Story one and a half, and all the reſt one brick; which will take up in all, Windows being deducted, three Rod	18	00	0
For Peer-ſtones	09	00	0
For the Wall front and reer	25	04	2
For eight Chimeeys, Mantle-trees, and Torſels, and for Timber round the hearth	20	00	0
For Windows, with ſeventy two Lights, and painting; and for Lintals	14	12	0
For Iron Bars, Caſements, and Glaſſery	10	11	0
For five floors, every floor having five ſquare of work in it, and for the Pent-houſe	70	05	0
For five pair of Stairs, and painting	12	10	0
For Shop-windows, two Doors, Breſt-ſummer, Locks, Staples, Hinges, with other its appurtenances, and painting	22	00	0
For a Balcony, Door, Frame, Lock, Hinges, and painting	01	18	0
For Roofing, taking up ten ſquare, and about twenty foot	19	06	8
For Tyling, and Tyling the Penthouſe	15	12	0
For fifteen Candilivers, and for painting	06	00	0
For paving the Cellar with brick	02	13	4
For a Door, Lock, Hinges, and painting entring into the Cellar	00	13	4
For plaiſtering and fizing againſt the Party-wall, Gabel-end in the reer, and round the Stair-caſe	10	00	0
For plaiſtering and fizing againſt the front	01	15	6

	l.	s.	d.
For lathing and plaistering the four Ceelings	10	00	0
For a Partition in the second Story; for plaistering, lathing, and fizing; for two Doors, Locks, Hinges, and painting	04	17	8
For the like in the third Story	04	10	0
For the like in the fourth Story	04	06	3
For plaistering, lathing and fizing in the Garret	04	16	0
For an Iron Balcony, with a plain Bar, and a twisted one, weighing about an hundred weight	22	18	9
For fifteen hundred weight of Lead, taken up in this Building	13	10	0
House cost in all	409	02	08
Deduction for Party-wall, and Peer-stones	31	19	4
Remainder	377	03	4

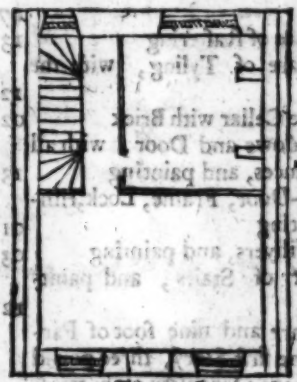
Valuation as to the Street and Lane of note.

	l.	*s.*	*d.*
For one Party-wall and Gabel-end	23	03	6 *ob*
For the other	23	03	6 *ob*
For the wall in the Reer, not reckoning the wall round the Stair-caſe	23	03	6
For the Brick wall round the Stair-caſe, taking up two Rod, and an hundred and fifty ſix Feet	15	08	9
For the wall in the Front	21	00	0
For ſix Chimneys to be placed in the reer wall, with Mantle-trees, Torſels, and Timber round the hearth; for Lintals Window-frames and Painting	25	08	0
For Glaſſery, Iron Bars, and Caſements	07	06	0
For four floors, every one having five ſquare in the ſame, worth two pound five ſhillings a ſquare, and for the Penthouſe	57	00	0
For four pair of Stairs and Painting	10	00	0
For Shop-windows, two Doors, Breſt-ſummers, Locks, Staples, Hinges, with other its appurtenances; and painting	22	00	0
For Roofing and Tyling, and Tyling the Penthouſe	35	06	8
For Mundillions and Painting	02	10	0
For paving the Cellar with Brick, and for Lock, Hinges, and Painting	03	06	8
For plaiſtering and fizing againſt the Party-wall, and in the Reer, and round the Stair-caſe	07	10	0

	l.	s.	d.
For plaistering and fizing against the Front	01	07	0
For Lathing and Plaistering the Ceelings	07	10	0
For a partition in the second Story, for lathing, plaistering, and fizing the same; for two Doors, Locks, Hinges, and Painting	04	15	1
For the like in the third Story	04	10	0
For plaistering, lathing, and fizing in the Garret	04	16	0
For six hundred weight of Lead taken up in this Building	05	08	0
Building cost in all	304	12	9
Deduction for Party-Wall	23	3	6
Remainder	281	9	2

A Plat-

A Platform for a Building, which is to be eighteen foot in Front, and twenty-six foot in Depth.



Front 18.

Valuation as to the high Street.

	l.	*s.*	*d.*
For one Party-wall and Gabel-end	35	14	2
For the other Party-wall and Gabel-end	35	14	2
For Peer-stones	09	00	0
For Brick-work, front and reer	27	08	5
For nine Chimneys, Mantle-trees, Torsels, and Timber round the Hearths	22	10	0
For sixty-four Lights, and Painting, and for Lintals	13	08	0

	l.	s.	d.
For Iron Bars in the Windows, Caſements, and for Glaſſery	10	01	6
For the four floors, there being in every floor three ſquare, and about thirty three foot, and is worth for every floor nine pound three ſhillings four pence; and for the five floors and the Penthouſe	47	00	0
For ſeven ſquare of Rafftering	13	06	0
For eight ſquare of Tyling, with the Penthouſe	12	00	0
For paving the Cellar with Brick	02	00	0
For Shop-windows and Door, with all its appurtenances, and painting	13	00	0
For a Balcony-Door, Frame, Lock, Hinges, and painting	01	17	0
For nine Candillivers, and painting	03	06	0
For five pair of Stairs, and painting	12	10	0
For three ſquare and nine foot of Partitioning in the firſt Story, three pound eighteen ſhillings: for thirty eight yards of plaiſtering, rendring and ſizing, two pound four ſhillings and four pence: for three Doors, with Locks, Hinges, and painting	08	02	4
For the like in the ſecond Story, having but two Doors	07	13	4
For the like in the third Story	07	00	4
For the like in the fourth Story	06	16	0
For plaiſtering and ſizing againſt both the Party-walls	05	01	5
For plaiſtering and lathing the four Ceelings	07	10	0

For

	l.	*s.*	*d.*
For lathing and plaistering the Garret	02	15	0
For plaistering and fizing in the front and reer.	02	12	0
For an Iron Balcony, with a plain Bar and a twisted one, and for the painting	10	18	9
For twelve hundred and fifty weight of Lead, taken up by the Balcony, and in the Spouts	11	05	0
Building cost in all	289	04	0
Deduction for Party-wall, and Peer-stones	40	04	2
Remainder	248	19	10

Valuation as to the Street, or Lane of Note.

	l.	*s.*	*d.*
For one Party-wall, and Gabel-end	30	02	7
For the other Party-wall	30	02	7
For the Wall front and reer	24	04	2
For seven Chimneys, with Mantle-trees and Torsels, and for Timber round the Hearth	17	10	0
For forty eight Lights, painting, Lintals, Iron Bars, Casements, and Glassery	18	03	6
For Rastering and Tyling	25	12	0
For the four Floores, and the Penthouse	38	00	0
For paving the Cellar with Brick.	02	00	0
For Shop-windows, Doors, with all its appurtenances, and painting	13	00	0

For

	l.	s.	d.
For four pair of Stairs, and painting	10	00	0
For the partitioning in the first story, plaistering, lathing, rendring and sizing, and for three doors, locks, hinges, and painting	08	02	4
For two doors and the like partitioning in the second story	07	09	2
For the like in the third story	07	00	4
For Plaistering, and Sizing against the Party-walls	04	17.	6
For Lathing and Plaistering in the Garret	02	15	0
For Plaistering and Sizing in the Front and Rear	01	19	0
For Plaistering and Lathing the three Ceelings, and Sizing	05	12	6
For Mundillions and Painting	01	10	0
For five hundred and fifty weight of Lead	04	19	
Building cost in all	252	19	8
Deduction for Party-wall	30	02	7
Remainder	222	17	1

A Plat-

A Platform for a Houſe, which is fourteen foot in Front, and twenty-eight foot in Depth.

Front 14.

Valuation as to the high Street.

	l.	*s.*	*d.*
For one Party-wall and Gabel-end	38	09	1 *ob.*
For the other	38	09	1 *ob.*
For Peer-ſtones	09	00	0
For Wall, Front and Reer	22	09	2

For nine Chimneys, five whereof are placed in the Corner of the Houſe; ſo that they having the advantage of both walls,

	l.	s.	d.
walls will not be worth above one pound thirteen shillings and four-pence, and for Mantle-trees, Torsels, and for Timber round the Hearths	20	16	8
For fourteen Window-frames with forty-four Lights, and for Painting, Lintals, for a Balcony-Door, Frame, Painting, with other its appurtenances	10	10	0
For Glaziers work	03	00	0
For Smiths work, for Iron Bars for the lower Windows, one pair of folding Casements, and eleven other Casements	03	11	6
For the five floors, every floor having two square and about seventy five foot, and for the Penthouse	38	16	9
For Shop-windows, Doors, with all its appurtenances	09	13	0
For the five pair of Stairs, and painting	11	00	0
For paving the Cellar with Brick	01	19	0
For five square and forty six foot of Rattering	10	07	0
For Tyling of six square, and about twenty five foot	09	07	6
For plaistering against the party-walls, and sizing	06	05	0
For plaistering and Lathing in the Garret	02	11	0
For plaistering in the Front and Reer	02	04	0
For plaistering and Lathing the four Ceelings, and over the Stairs	06	00	0

For

	l.	*s.*	*d.*
For five ſquare of partitioning in the four Stories	05	00	0
For forty-ſeven Yards of Lathing, plaiſtering, Rendring and Sizing, in the four Stories; the Doors being Deducted	02	14	10
For ſix doors with Locks, Hinges, and painting	04	00	0
For an Iron Balcony; and painting	08	10	0
For one thouſand weight of Lead taken up in this Building	09	00	0
Building coſt in all	273	13	08
Deduction for Party-walls and Peer-ſtones	42	19	1 *ob*
Remainder	230	14	6 *ob*

Valuation as to a Street or Lane of note.

	l.	*s.*	*d.*
For one party-wall and Gabel-end	32	08	11 *ob*
For the other	32	08	11 *ob*
For the Wall, Front and Reer	20	10	0
For Shop-windows, with all its appurtenances, and painting	09	13	0
For four pair of Stairs, and painting	09	00	0
For the four floors and Penthouſe	31	05	0
For Raftering and Tyling	19	19	2
For thirty two Lights, and painting	07	00	0
For Glaſſery, and the work in the Windows	05	08	0
For plaiſtering the party-walls, and againſt the Front and Reer	06	06	9

For

	l.	s.	d.
For paving the Cellar with Brick	01	19	0
For seven Chimneys, with Mantle-trees, Torsels, and Timber round the Hearths	16	03	4
For three square, and about eighty foot of Partitioning	03	18	0
For Lathing, Plaistering, and Sizeing	01	02	0
For five Doors, for Locks, Hinges, and Painting	03	06	8
For Plaistering, Lathing, and Sizing in the Garret	02	11	0
For five hundred weight of Lead	04	10	0
Building cost in all	207	09	10
Deduction for Party-walls	32	08	11 ob
Remainder	175	00	10 ob

A Plat-

A Platform for a House, which is to be ten foot in Front, and eighteen foot in Depth

Front 10.

Valuation as to the High Street.

	l.	*s.*	*d.*
For the Party-wall and Gabel-end	24	04	0
The other Party-wall	24	04	0
For Peer-stones	09	00	0
For Brick-work, Front and Reer	13	06	8
For Shop-windows, and Painting	07	00	0
For four Chimneys, with Mantle-trees, and Torsels, and Hearth-Timber	10	00	0
For five floors, Chimneys, the Stair-case being deducted, and for a Pent-house	16	10	0
For Window-Lights, and for painting,			

	l.	s.	d.
ing, Lintals, and for a Balcony-Door, Frame, Lock, Painting, &c.	06	02	6
For Glaziers work, and for Iron Bars, and Casements	03	02	4
For five pair of Stairs, and Painting	10	00	0
For five Candilivers, and Painting	02	02	0
For Rafering and Tyling, and Tyling the Penthouse	10	00	0
For three square of Partitioning round the Stairs	03	0	0
For Lathing, Plaistering, Rendring and Sizing on the same	01	05	8
For four Doors, with Locks, Hinges, and painting	02	13	4
For plaistering the four Ceelings	02	10	0
For paving the Cellar	00	14	0
For Plaistering and Sizing against the Party-walls, Front and Reer	06	00	0
For plaistering in the Garret	00	18	6
For a Balcony with a plain Bar, and a twisted one	07	10	0
For eight hundred weight of Lead	06	04	0
Building cost in all	166	07	10
Deduction for Party-wall and Peer-stones	28	14	05
Remainder	138	13	05

Valuation as to the Street or Lane of note.

	l.	*s.*	*d.*
For Party-wall and Gabel-end	20	17	2
For the other	20	17	2
For the Wall front and reer	10	08	0
For three Chimneys, Mantle-trees, Torſels, and Hearth-Timbers	07	10	0
For Shop-windows, and painting	07	00	0
For four Floors, and Penthouſe	13	00	0
For Raftering, Tyling, and for Tyling the Penthouſe	10	04	0
For paving the Cellar	00	14	0
For four pair of Stairs, and painting	08	00	0
For a Partition round the Stair-caſe in the ſecond and third Story; and for Lathing, Plaiſtering, Rendring and Sizing	02	03	0
For three Doors, Locks, Hinges, and painting	02	00	0
For Window-frames, painting, Lintals, Glaſiers-work, and Smiths-work for Caſements and Bars in the Cellar	06	02	4
For plaiſtering againſt the Party-walls, and in the front and reer in the Garret	05	08	6
For Mundillions and painting	00	18	0
For three hundred weight of Lead taken up in this Building	02	14	0
Building coſt in all	117	16	2
Deduction for Party-walls	20	17	2
Remainder	96	19	0

The Art of Architecture to be used in any sort of Building in High Streets or Lanes, consists onely in the placing of Chimneys and Stair-cases, for convenience of Trade, or otherwise; for which purpose I have set you down Chimneys and Stair-cases of most sorts: but especially of those sorts which are most in use for City Buildings.

A TABLE of the Rate of Materials, as the Buildings last mentioned are computed at.

Bricks at Sixteen shillings an Hundred.
Lime at Ten shillings an Hundred.
Sand at Three shillings a Load.
Timber, both Firr and Oak, at Two pound fifteen shillings a Load.
Deal-Boards from ten to twelve inches broad, and about ten foot long, at Seven pounds ten shillings an Hundred.
Tyles at One pound five shillings a Thousand.
Lathes at One shilling eight pence a Bundle.
For Lathing, Plaistering, Rendring, and Sizing a yard, One shilling two pence
For Lathing and Plaistering, Ten pence.
For Plaistering and Sizing, Six pence.
For Iron Balconies at Five pence, or five pence farthing a pound.
For Folding-Casements, Fifteen shillings a pair
For Ordinary Casements, at Four shillings six pence a piece
For Window-frames, at Three shillings a Light.

For

For Glaſſery, at Six pence a Foot.
For Candilivers, at Five ſhillings a Foot Carving
For painting Lights for Windows, Six pence a Light.
And Doors, Stairs, and ſuch like, at One ſhilling a yard.
For Lead wrought, at Eighteen ſhillings a Hundred.

So that as Materials riſe and fall, the Builder may increaſe or abate in his Computation.

Since that it is not feizable to lay down a Platform for every mans occaſion, without ſwelling this ſmall Treatiſe to a Volume, I ſhall in its due place ſet down ſome few Rules whereby any man may take an exact Survey of any Superficies, and meaſure Timber, or any ſolid Body, and ſo be able to Compute his Building himſelf, and finde out the Charge of any ſort of Building, whether it be for Ware-houſe room (which muſt have very ſtrong Floors, by reaſon of the great weights which they uſually bear) Brew-houſes, Wharfs, or Works of what kinde ſoever.

Leaſt ſort of Building.

There is other ſort of Buildings mentioned in the Statute, which is for By-Alleys, Lanes, By-Courts, and ſuch places; this ſort of Building is to be but two Stories high, beſides Cellars and Garrets. But finding by the Lord Mayor, Court of Aldermen, and Common-Councels Declaration on the One and twentieth day of *March*, 1666. That moſt of the Streets, Lanes, and Alleys in *London*, are made either High Streets, or Lanes of Note, I ſhall deſiſt to lay you down any Platforms for this ſort of Building, or make any Valuation thereupon; but ſhall ſet down how, and after what manner they ought to be built, and ſhall leave the Computation thereof to the Proprietor, by the Rules before, and hereafter mentioned.

The Cellars are to be	6 Foot and a half.
The firſt Story	9 Foot.
The ſecond	9 Foot.

Thickneſs of Walls in Front and Reer, to be two Bricks to the firſt Story, and from thence to the Garret one brick and a half, and in the Garret one brick. Party-walls to be of the thickneſs of one brick to the Garret, and in the Garret one brick: but it is convenient that the Party-wall in the Cellar ſhould be two bricks thick.

Scant-

Scantlings for Timber for this ſort of Building.

For the Floors.

	Foot		
Summers under 15	12	inches	8 inches
Wall-Plates	7	5	5

For the Roof.

Principal Rafters under 15 Foot at foot 8 at top 5 — 8 inches

Single Rafters, four foot and three inches.

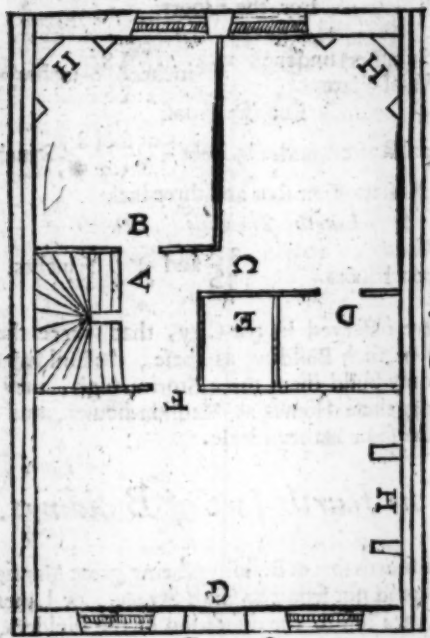
	Length	*Thickneſs*		*Depth*
Joyſts to	10	3	and	7 inches.
Garret Floors		3		6

I have obſerved in the City, that where there ſhould be ſuch Building as theſe, the Builders do commonly build them three Stories high; they eſteeming theſe Houſes as Manſion-houſes, and ſo build the ſame as they pleaſe.

The fourth ſort of Buildings.

The fourth ſort of Buildings being great Manſion-Houſes, and not fronting High Streets, or Lanes of Note, are left to the diſcretion of the Builder, ſo that they exceed not four Stories. I ſhall ſet down two or three Platforms, without any Computation on the ſame, for this ſort of Houſes.

A Platform for the second Floor for a large House in a high Street or Lane of Note, under which there is supposed to be a Shop, or Ware-house.

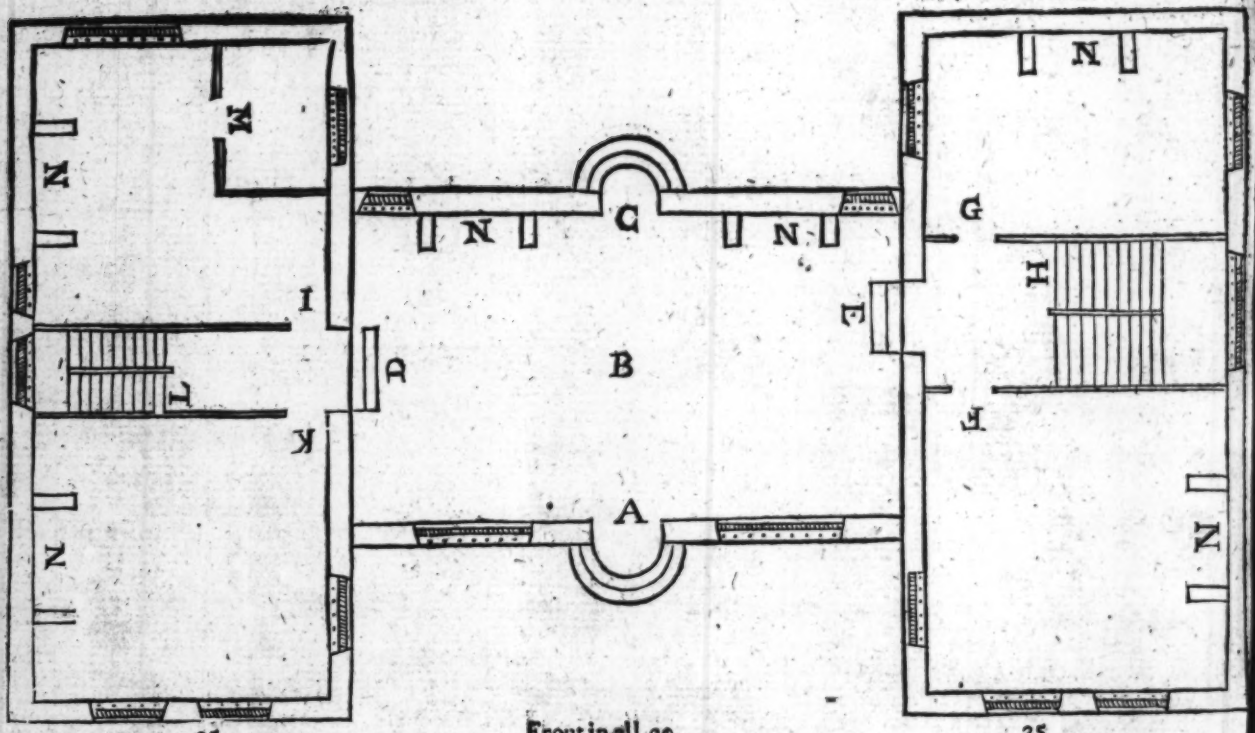


Front 28

A The Stairs. *B* The Parlor. *C* The Kitchin. *D* A Larder, or Buttery. *E* An Open Ewel from the top of the House, giving light to the Stairs and Buttery. *F* The Dining Room. *G* The Passage into the Balcony. *H* The Chimneys.

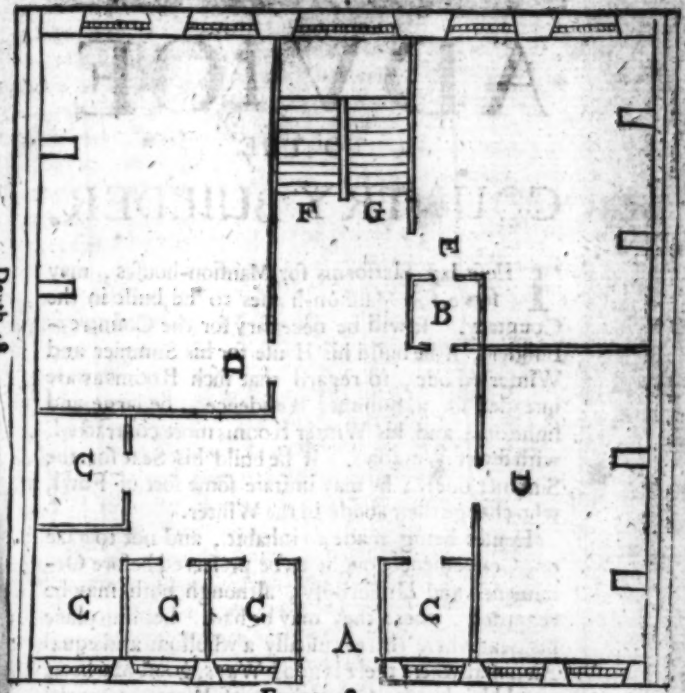
A Plat-

A Platform for a Manſion-Houſe.



A The Paſſage into the Hall.
B The Hall.
C The Paſſage into the Garden.
D and *E* Steps entring into the Parlors and Kitchin.
F The Great Parlor.
G The Little Parlor.
H The Great Pair of Stairs leading up to the Dining-room over the Hall.
I The Kitchin.
K A Place for a Brew-houſe, Waſh-houſe, or the like.
L The back Pair of Stairs.
M A Paſtery, or Lardet.
N The Chimneys.

A Platform for a Tavern.



Front 48.

A The Door and Entrance into the ſame. *B* The Bar. *C* Small Drinking-rooms. *D* Larger Drinking-rooms. *E* The Kitchin. *F* A Pair of Hearth-pace Stairs. *G* The Entrance into the Cellars.

In the ſecond Floor you may either make four large Rooms, or elſe two Rooms, or one very large.

ADVICE
TO THE
COUNTRY BUILDER.

THese last Platforms for Mansion-houses, may serve for Mansion-houses to be built in the Countrey. It will be necessary for the Countrey-Builder, if he build his House for his Summer and Winter Abode, to regard that such Rooms as are intended for a Summer Residence, be large and lightsom; and his Winter Rooms more contracted, with fewer Windows. If he build his Seat for the Summer onely, he may imitate some sort of Fowl, who change their abode in the Winter.

Houses being made to inhabit, and not to gaze on, Conveniences ought to be preferred before Ornaments and Uniformity, although both may be regarded, where they may be had. Let him place his Seat where there is usually a wholsom and equal Air, and where there is good Ways, good Markets, good Neighbors, Conveniency of Water, near the Church, good Prospect, store of Fuel, Shade, and Shelter; near places for Hawking and Hunting, and other Recreations, near and convenient for his business.

Let there be on the North and East of the House a Hill, or a Grove of high Trees, for shelter against the

the violent Storms and Winds which come from the North and East, from off the Continent, so that the Air doth partake of the cold Steams which are breathed out of the Earth; this being one cause of the great Frosts which are observed to be, when the Winds are in any of these two Quarters: The Winds being in the South or West, do partake of the steams which come from the salt water, which are warmer; so that for the most part when the Winds do turn to these Quarters, its warmer, and often produces Thaws.

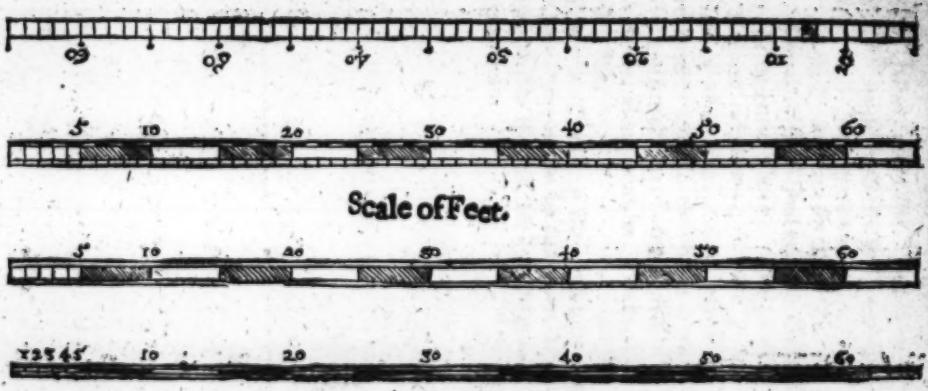
Let there be adjoyning to the House a convenient Garden, it being the purest of humane pleasures, and a great refreshment to the spirits of man, without which Buildings are but grosse Handy-works; it is decent to have fine Gravel Walks in the Garden, suitable to every Moneth in the Year; Each side of which to be ordered and set with such things as are then in season. For *November*, *December*, and *January*, such things which are green all Winter; As Juniper, Bays, Cypress Trees, and Hedges of Cypress, Lavender, Holly, Ivy, Lawrel, Pine-Apple-trees, Eugh, Rosemary, Orange-trees, and Lemmon-trees, if they be stoved. Latter end of *January*, *February* and *March*, Primroses, the Red, Blew, and Yellow; Crows-Toe, purple colour, Blew and White Violets, the Dazy, the Yellow and White Daffidil; Several Trees in blossom, as Peach-trees, Almond-trees, Sweet-briar, and such like. For *April*, *May*, and *July*, Flower-de-luces, Cowslips, Stock-Gilliflowers, Rosemary Flowers, Tulippa, Lilies of all sorts, Pincks of all sorts, Cornations, Roses of all kindes, Honey-suckles, Strawberries, Columbine, Marygold, Jessime-tree with flowers, most sort of Trees in blossom or in fruit. In *Au-*

gust,

ust, *September*, and *October*, moſt ſorts of Pares, Apples, Grapes, Peaches, and other Summer and Winter Fruit, are grown to their perfection and ripe: Some Flowers are for ſight, and not ſmell; as the Tulippa, Daffidil, and others. Others for ſmell onely, as the Roſe, Pinck, Violet, and ſuch like; It is a great refreſhment to have plenty of thoſe Flowers of which the Air doth partake of their odours as they grow, As Violets, which come in *April*; and latter end of *Auguſt*, Wall-flowers, the Musk, Roſe, Honey-ſuckles, Pincks, Gilliflowers, and ſuch like.

Where the Countrey Builder cannot make election of a Place where he may have all theſe Conveniencies, it is good for him to get as many of them as he can.

THE


5
10
20
30
40
50
60
Scale of Feet.
5
10
20
30
40
50
60
1 2 3 4 5
10
20
30
40
50
60

THE MEASURING OF LAND,

And of all

SUPERFICIES,

Let them lie in what form they will;

And alſo how for to meaſure any Solid,

After a compendious manner.

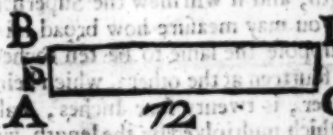
How to meaſure any Superficies.

As Flooring, Partitioning, Pavements, Board, Glaſs, Wainſcot, Brick-work, Tyling, and ſuch like.

THere is nine ſquare Foot in one ſquare Yard. One hundred forty four ſquare Inches in one ſquare Foot.

If the Superficies be four-ſided, and the Angles right, multiply two of the ſides which comprehend any Angle, and you give the content of the Superficies.

As let there be a Superficies A B D C, whoſe Angles are right; And the ſide B A be twelve Inches, and the ſide A C be ſeventy two Inches, twelve being multiplyed by ſeventy two, ſhews the ſame to be eight hundred ſixty four ſquare Inches; which being divided into Feet, is ſix ſquare Foot, and this gives the content of the Superficies.



This Rule of Multiplying the Breadth by the Length, holds true for the meaſuring all Superficies which are four-ſided, and their Angles right.

As

As suppose the same to be Brick-work, and to be a Brick and a half thick, the breadth to be ten Foot, and the heighth to be forty eight; ten being multiplyed by forty eight, shews the same to be four hundred and eighty Foot, which being divided into Rods, is one Rod and two hundred and eight Foot.

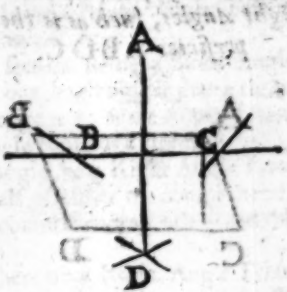
The Brick-work in the Cellar is to be five half bricks thick, to which you may add the thickness of two half bricks thick, which may be done thus: The Wall in the Cellar suppose to be ten Foot in breadth, and seven Foot in heighth, which being multiplyed together at a brick and a half, shews the same to be seventy Foot; Out of which if you deduct one third part, which is twenty three Foot, and one third part of a Foot, the surplusage of one brick in the Cellar will be forty six Foot, and one third of a Foot. By the same Rule you may compute the surplusage of half a brick in the first Story, if you deduct one brick.

Boards broader at one end than other.

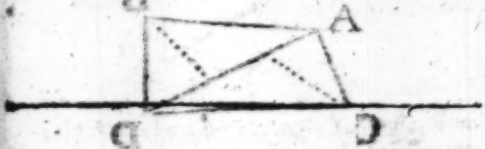
In case Board be broader at one end than the other, measure the middle of the Board, and multiply that by the length, and it will shew the Superficies.

Or else you may measure how broad it is at each end: As suppose the same to be ten Inches at one end, and fourteen at the other; which being summed together, is twenty four Inches, half being twelve, which multiplyed by the length, will shew the true Superficies.

It will be neceſſary before I proceed any further, to ſhew how to draw a Perpendicular Line from any Point, to any Line given.



Set one Foot of the Compaſs upon the Point given A, and with the other cut the Line given in two Points B C, and then from either of thoſe two Points draw two Arches oppoſite to the Point given, as they may cut in the Point D, and from the ſection of theſe Arches to the point given, a right Line drawn cuts the Line given perpendicularly.

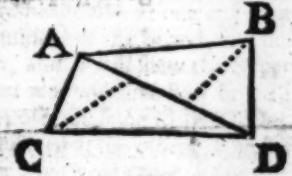


How

How to measure any Superficies lying in a Diamond Figure, whose sides are parallel, but not right Angles, such as is the Superficies A B D C.

Draw a Perpendicular Line from the Angle A, to the Line C D, and multiply the Perpendicular Line by the Line C D, or A B, and it will shew the content.

How to measure any Superficies, whose Angles are not right, as is the Superficies A B D C.



Draw a Line from the Angles A D, or C B, and measure the same by the Doctrine of Triangles.

How

How to give the Content of any Triangle.

There are three sorts of Triangles.

1. One being a Right Angle Triangle, which hath one Angle right.

2. The second being a Blunt Angle Triangle, which hath one Angle bigger than a right.

3. The third is an acute Angle Triangle, which hath no Angle so big as a right.

If the Angle be a Right Angle Triangle, then multiply half of either the comprehending sides by the other comprehending side, and this gives the Content.

As let there be a Right Angle Triangle ABC, whose comprehending sides are BA, BC, let BC be ten Foot, and BA six, multiply six by five, (which is half of one of the comprehending side, by the other comprehending side) or ten by three, and this gives the Content of the Triangle.

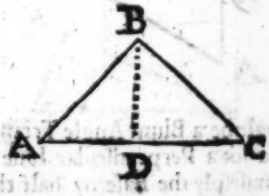
If the Angle be a Blunt Angle Triangle, from the Blunt Angle let a Perpendicular Line fall upon the Base, and multiply the Base by half the Perpendicular; or the Perpendicular by half the Base, and this gives the Content of the Triangle.

As let there be a Blunt Angle Triangle ABC,

and from A to the Line BC, let fall a Perpendicular Line AD, and multiply half the Line BC by AD, or half the Perpendicular Line AD by BC, and this gives the Content.

If the Triangle be an acute Angle Triangle, then from any of the Angles to the Base let fall a Perpendicular Line, and multiply the Base by half the Perpendicular, or the Perpendicular by the Base, and this gives the Content of it.

As let there be an acute Angle Triangle ABC, from any of the Angles, as from B, let fall a Perpendicular Line BD to the Base AC, and multiply half the Perpendicular BD by the Base AC, or half the Base AC by the Perpendicular BD, and this gives the Content.



The usual way of Measuring Land, is by a Pole, or Rod of eight Foot and a quarter, or sixteen Foot and a half in length, or by Carpenters Rule

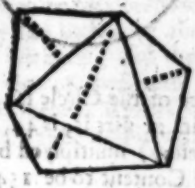
Chain

Chain, or any thing divided into Foot and Inches.

A Pole or Rod, hath two hundred ſeventy ſquare Feet.

An Acre contains one hundred and ſixty ſquare Poles or Rods.

Note, that any Map or Plat of Ground, if it hath never ſo many Nukes and Corners, may be reduced into Triangles, and ſo the Content ſhewed.



How to meaſure any Superficies, which is Circular.

The moſt uſual way of meaſuring Circles, is firſt to finde how much the Diameter of the Circle is, as 14, and then to multiply the Compaſs by three times the Diameter, which is 42, then to multiply half the Diameter by half the Compaſs, as 7 by 21, which ſhews the Content to be 147.

This Rule hath some small error in it, as I shall shew.

The Diameter of the Circle is 14, the Compass, if you measure it, or girt it, is 44, half the Diameter being (as before) multiplyed by half the Compass, shews the Content to be 154. So that it errs 7 in 154.

The measuring of a Semi-circle, is the multiplying half the Diameter, which is 7 by a quarter of the Circle, which is 11. so that the Content of the Semi-circle is 77.

The measuring the quarter of a Circle (which is a Quadrant) is the multiplying half the Diameter, which is seven, by the eighth part of the Circle, which is five and a half, which shews the Content of the Superficies to be thirty eight and an half.

Note, you may prove by your Compass whether it be a Semi-circle, or quarter of a Circle, and so see whether it will be easier to finde the Content this way, or by Triangles.

Meaſuring of ſolid Bodies;

AS

Timber, Stone, and ſuch like.

A Foot ſolid meaſure hath ſeventeen hundred twenty eight ſquare Inches.

If the Solid to be meaſured have equal ſides, you may multiply the inches of the breadth, by the inches of the thickneſs, and then multiply the product by the inches of the length, and this will ſhew the Content in inches; which Content in inches you may divide by 1728, and it will ſhew the Content in Feet.

As let there be a ſquare piece of Timber which is three inches broad, and ſeven inches in depth, and ten Foot (which is one hundred and twenty inches) in length, multiply the breadth (which is three) by the depth (which is ſeven) and it makes twenty one; And multiply this product of twenty one by the length in inches, which is one hundred and twenty, and this ſhews the Timber to contain two thouſand five hundred and twenty ſquare Inches; which being divided into Feet, ſhews the ſame to be one ſquare Foot, and ſeven hundred ninety two odd Inches.

Timber larger at one end than the other.

The usual and approved way to finde the Content of Timber, which is Taper-figure, or larger at one end than the other, is to finde the middle of such Stick of Timber, and there to measure the Inches of the breadth and depth; which being multiplyed by the Inches of the length, and the Inches divided into Feet, as aforesaid, gives the Content.

Note, That by this Rule it is taken for granted, that Timber which is larger at one end than the other, it wants at one end so much as it exceeds in the other.

Note, That fifty Foot of Timber of this measure goes to a Load.

Measuring of Round Timber.

If the Solid to be measured be round, and not thicker at one end than the other, you may girt the piece of Timber with a string, and finde how many Inches the same is round, which being found, divide into four equal parts, and multiply one of the four parts by another, or the same; which done, multiply that product by the Inches of the length, and it will shew the Content in Inches, which you may divide into Feet.

As let there be a piece of Round Timber which is forty four Inches round, and sixty Inches in length, and of an equal thickness, divide forty four into four parts, which is four times eleven, eleven being multiplyed by eleven, is one hundred twenty one; which being multiplyed by the Inches of the length, shews the same to be seven thousand two hundred and sixty

ſixty ſquare Inches, which being divided into Feet, is four Foot, and three hundred forty eight odd Inches.

This Rule of multiplying a quarter of the Compaſs of the Timber, doth manifeſtly err, as you may before obſerve in the meaſuring a Circular Superficies. Half the Diameter being multiplyed by half the Superficies, ſhews the ſame to be one hundred fifty four, which is thirty three more than the multiplying a quarter of the Compaſs by a quarter; for which very reaſon the Sellers of Timber do uſually allow but forty Foot of girt meaſure to the Load, whereas of other Timber they allow fifty, ſo that it is much at one.

FINIS.

Miſtakes in Printing.

Page	*Line.*	*Read.*
3	25	Marle
4	27	Copces
5	13	Self
38	31	years *eblit.*
41	11	emollit
44	17	360 *pro* 365
48	4	40 *pro* 41
55	33	its *eblit.*
56	4 & 5	Baleony dores
58	18	Only *obſit.*
62	13	Torſels
71	16	Candilivers
72	25	On
	27	44 in depth
77	*Plaſform*	6 & 5 where 18 2 is, & 1 & 2. where 6 & 5 is
83	22	them
93	16	Noxious
127	17	Winders
131	7	and Reer *eblit.*
143	4	Depth 18

The Reader is deſired to minde theſe *Errata's* before he peruſe the Book, becauſe they offer ſome injury to the intended ſenſe. The leſs material ones, as *ingenuous* for *ingenious*, *Ewel* for *Newel*, &c. and the miſplacing, adding, or omiſſion of a letter, need not any advertiſement.